Distinctive SMALL HOMES *of the "New Decade"*

The BEECHWOOD

The FAIRWOOD

The WILLOWOOD

Published by DIERKS LUMBER & COAL COMPANY • KANSAS CITY, MISSOURI •

J. D. LOIZEAUX LUMBER COMPANY
861 SOUTH AVENUE
TEL. PLAINFIELD 6-1776 PLAINFIELD, N. J.

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Foreword

This book contains twenty-five small house designs, the work of William S. Loth, prominent architect of Kansas City, Mo. Each is an original design.

The importance of correct design cannot be over-emphasized. Generally speaking, the cost of building a house which is attractive in appearance and efficient in use will be no greater than the cost of building a poorly designed house. In some cases, it will be found that correct design will actually save construction cost, since an efficient floor plan makes it possible for the owner to build a smaller house and yet have more living space than he would have in a house of poor design.

Builders who select a plan from this book are assured that the design is architecturally correct, and that the blue prints are sufficiently detailed to enable the builder to construct the house without resorting to guess-work.

Dierks Lumber & Coal Company, by special arrangement with the architect, makes these plans available at the nominal cost of $10.00 per set, and $2.00 for each additional set of the same plan, providing it is ordered with the first set and by the same individual, and for use on the identical lot and location. Plans may be secured through Dierks Lumber & Coal Company, Dierks Building, Kansas City, Mo. Remittance should accompany order.

The publishers of this book hope that you will find in it a design which meets your requirements, and that the supplementary information contained herein will be helpful to you in the building of your home.

Consult your local lumber dealer—let him help you with your building problems.

DIERKS LUMBER AND COAL COMPANY
Dierks Building, Kansas City, Missouri

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PRICE: FIFTY CENTS

Why You Should BUILD NOW

Deep in the hearts of most American families glows, however faintly, a spark of desire for home ownership. During the past few years, that desire has been easy of fulfillment. Home building costs have been lower than almost any time in the history of this country, and this condition exists today. How long it will continue is a question which few can answer, but it is reasonable to assume that the cost of building will not be lower, and in all probability will advance.

Much is heard of the high cost of building. This is a fallacy which can easily be dispelled when one analyzes present-day costs in the light of present-day values. On the average, each dollar's worth of materials which went into a house in 1926 can be bought today for 85c. The labor cost of building a home today is only 78 per cent of what it was in 1926, although the hourly rate of labor may be more. This lower cost is explained by the fact that better materials are now available, power tools are frequently used, and more efficient labor is available. The prices of building sites today range from 20 per cent to 30 per cent below the levels of the '20's.

The cost of financing the construction of a house is lower now than any time in the history of this country. Interest rates are unusually low because of the tremendous unused cash reserves of the banks, life insurance companies, and other investing groups. Under the generous provisions of the Federal Housing Administration, it is now possible to build a house costing up to $6,000 with only 10 per cent down payment and twenty-five years to pay.

If you have been postponing building a house, waiting for a period when building costs will be lower, you will be sadly disappointed if you wait very much longer. All authorities agree that the trend in residential construction costs will be upward. *It will pay you to build now.*

Home ownership pays dividends in increased comfort, better surroundings, improved health, community and social standing. There are some who say that it is cheaper to rent. Even though it were possible to prove by figures that the cost of housing is less when rented quarters are occupied, this comparison would not be conclusive, since the quality of the housing would not be in the comparison.

The owner of rental property must secure from the rental money paid to him all of the factors of home ownership cost—taxes, insurance, upkeep, depreciation, obsolescence, etc. In addition, he must secure a return on his investment. True there may be periods when the rental property owner is forced to absorb a loss, but such periods are temporary. Also, the cost of moving from time to time is an element which the renter does not take into consideration.

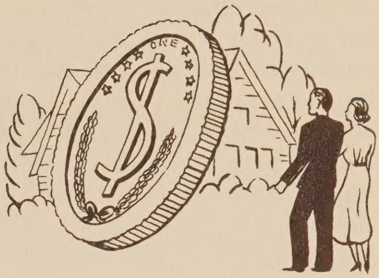
Home ownership is the best investment for the average person. At the end of ten, fifteen or twenty-five years, he has a clear title to a piece of property which will always have some market value.

HOW RENT MONEY COUNTS UP

This table shows what rent amounts to in ten, fifteen and twenty years, with six per cent interest, compounded annually, and gives an idea of the value of the house one can pay for, by applying the rent-paying habit to the task of purchasing a home.

Rent Per Month	In Ten Years	In Fifteen Years	In Twenty Years
$ 8	$1265.35	$ 2234.29	$ 3531.11
$10	$1581.68	$ 2793.10	$ 4414.26
$12	$1898.02	$ 3351.71	$ 5279.11
$15	$2372.52	$ 4189.64	$ 6621.39
$17	$2688.86	$ 4748.26	$ 7504.24
$18	$2847.03	$ 5027.37	$ 7945.67
$20	$3163.36	$ 5586.19	$ 8828.52
$22	$3479.70	$ 6144.81	$ 9711.37
$23	$3637.87	$ 6424.21	$10152.20
$25	$3954.20	$ 6982.23	$11035.65
$27	$4270.54	$ 7541.35	$11918.50
$28	$4428.71	$ 7820.66	$12350.93
$30	$4745.04	$ 8379.27	$13242.78
$32	$5061.38	$ 8937.89	$14125.63
$33	$5219.55	$ 9217.80	$14567.86
$35	$5535.88	$ 9775 82	$15449.81
$40	$6326.32	$11172.88	$17637.04
$50	$7908.40	$13965.46	$22071.30

Getting the Most for Your Building Dollar



The average person builds a house only once in a lifetime. Home building represents the largest single expenditure he ever makes. It is important that every detail be given careful and thorough consideration.

SELECTION OF A LOT

The first thing to consider is the building lot. Is it located in a section in which values are fairly stable and surrounding houses of the general type or class which you expect to build? Is the lot well located with reference to transportation facilities, schools, churches, shopping centers, etc.? Does the lot drain properly? In new developments and in outlying subdivisions, check up on sewers, gas, electricity and the water supply. If these utilities are in, find out if they are paid for or whether assessments stand against the property.

SELECTION OF A PLAN

Fit the plan to your purse, or in other words, build the kind of house you can afford to own. This rule may not apply in all cases, but it is generally agreed that an investment of from two to two and one-half times the owner's annual income is consistent with the average person's home-ownership ability.

Every house is a compromise between the practical and the ideal. The more perfectly these qualities complement each other, the greater will be the satisfaction in the home. The house in which as many desirable qualities are present as seem possible with the money available is one of the most satisfactory investments a family can make. Let us be practical, therefore, in our quest and seek satisfaction rather than perfection.

The ideal house plan is one which combines maximum usable space, essential conveniences, simplicity, and construction economy. In most instances, a house designed by a skilled architect and built by a reliable contractor will be satisfactory *if you have selected a plan which fits your needs.* If your family is growing, you will want a plan which will permit of additional bedrooms being installed or added as the need develops.

SELECTION OF MATERIALS

For the purpose of this discussion, building materials may be divided into three classes—first, the most expensive kind; second, the standard grades; and, third, the poor, cheap grades. One will not make a mistake by selecting standard products of known value, backed by the reputation of reliable manufacturers. The extra fine materials will not contribute a great deal to the strength and durability of your home, but may enhance its appearance. However, when economy is a consideration, such materials should be avoided. The third type—materials of poor quality, should never be used, as they cost more in the long run than materials of known value. For example: One may specify framing lumber to be absolutely clear—free from knots and other growth defects. Such lumber will cost considerably more than the No. 1 or No. 2 grades and the additional cost is not justified. One may use a No. 3 grade and save a little money, but the stability of the house may be lessened. It is far better, however, to use No. 3 seasoned lumber than to use green or only partially seasoned lumber of a higher grade.

Heating, plumbing and lighting equipment come in a wide range of quality and price. One can spend too much or too little on such equipment. The wise builder will consider carefully the functional value of the equipment he uses in his home and will select products of known value in preference to products which appeal only because of appearance.

Every home owner wants the many modern improvements and embellishments which promise greater comfort, convenience and efficiency, but in seeking these advantages he should not sacrifice the strength and stability of the house by using inferior lumber. Good lumber costs very little more, and over the years, is actually cheaper than cheap lumber. The use of inferior lumber results in early repairs, and in many instances, structural defects caused by poorly seasoned lumber will be impossible of correction. It is far better to add the little items of convenience after the house has been built when it is necessary to do this in order to secure adequate structural strength and keep the cost of the house within the builder's budget.

CONSTRUCTION

Having given consideration to the selection of a plan and a building site, and having determined to use good standard quality materials, we now must think about constructing the house. *Good workmanship is important.* If your house is to be built on a contract basis, have an understanding with the contractor in regard to methods of construction. There are many short-cuts which will save the contractor a few dollars, but will seriously affect the strength and durability of the house. Good construction must start with the foundation which must be adequate to sustain the weight of the building without settling. The proper proportion of cement, sand and chat must be used in poured concrete. The lumber used in the frame of the house should be of good quality and of a species which is recognized as having the required strength characteristics. Framing should be securely nailed and properly braced. Double headers should be used over doors and windows. Elsewhere in this book you will find reference to other standard principles of good construction.

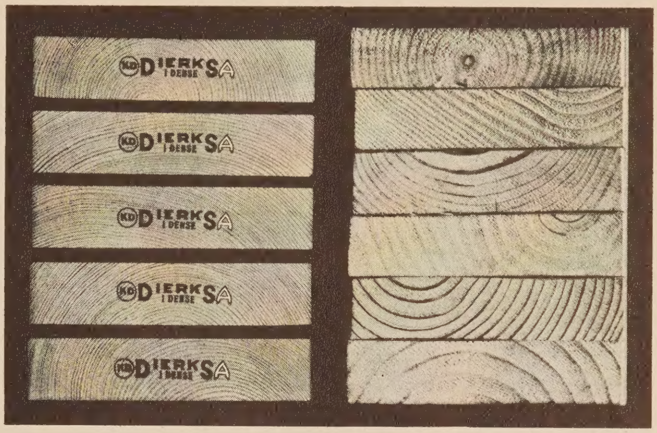
There will always be a certain amount of upkeep expense in any house. In the building of a home one should seek to minimize to the greatest extent possible the probability of early repair bills. Many of the structural defects which necessitate repairs are due to the use of poor lumber and faulty construction methods. The builder who desires to get the most for his dollar will make sure that he does not economize on the all-important features of structural strength in order to secure the little conveniences and improvements which delight the housewife. A home should be built to endure. However, one need not live his entire life in one house. A good house can always be sold at a fair price after it has served the builder's needs. A poorly constructed house will not compensate the home builder for his investment while he is living in it and, if and when the time comes to sell such a house, he will find it difficult to get even a fair offer.

The problem of getting the most for your building dollar may be summarized briefly as follows: Build a substantial home, using materials of the proper quality, and thus make your investment a source of comfort and security.

Consult your local lumber dealer at every stage in the planning of your new home. His advice and counsel are yours for the asking. He wants you to have a good house and will be glad to give you every assistance in achieving this result.

In this suburban development, Dierks Pre-Shrunk Lumber was used throughout. The builder said: "In line with our policy of using only quality building materials, we have used Dierks Pre-Shrunk Lumber for the past several years. The dryness and uniformity of this lumber allows for less waste and results in a saving in labor cost. Properly kiln dried lumber prevents shrinkage after the house is constructed, and thereby avoids many costly repairs."

Yes, There *IS* a DIFFERENCE in Lumber



Dierks Dense Dimension made from slow-growth trees

Ordinary lumber made from coarse-textured trees

For more than 150 years, lumber has been the preferred material for residential construction. It offers the builder "more house" for the building dollar; it is flexible in use; it is readily available in almost every section of the country. Owing to the fact that it is a natural non-conductor of heat, it makes a comfortable house in both hot and cold climates and weather. As its lumber-built walls do not precipitate or hold moisture, it makes for a dry, wholesome, and healthful house in moist regions. A frame house can be made practically earthquake- and hurricane-proof at less cost than other types.

No other building material is so suited to the decorative use of paint, by the aid of which a frame house may be completely renovated externally and internally from time to time. Lumber lends itself easily and cheaply to repairs and alterations. This last consideration is an important one with the average family, as it is a common thing for the average family to build a small or moderate size house with a view to enlargement as the family grows and income gains. It is much easier with lumber than with other materials to make an architectural unit of the original small house and yet have it subject to enlargement without impairment of its symmetry or violation of plan.

THERE IS A DIFFERENCE IN LUMBER

As with practically every other commodity, there is a wide range of quality in lumber. This variation will be found in the species of lumber, but also in lumber of the same species. Southern Pine has long been recognized as the supreme lumber for strength and nail-holding power. In the general classification (Southern Pine) there will be found varieties less desirable than others. For instance, lumber made from coarse-textured, second-growth trees is generally considered inferior to lumber made from slow-growth, virgin timber. Methods of manufacturing and seasoning, also, have an important bearing upon the resultant product.

LUMBER MUST BE SEASONED

Lumber as it comes from the saw is filled with water. This water is important in the growing tree, but is no longer needed when the tree is made into lumber. Water is held in the tree in two forms—that which is contained in the cells of the wood, and that which is contained in the cell walls. When the drying process starts, the water in the cells is evaporated first. As lumber dries, it shrinks, but it is not until the water in the cell walls begins to evaporate that the lumber begins to shrink. The term seasoning as applied to lumber is synonymous with shrinkage. In other words, all of the surplus moisture in the lumber must be extracted before the lumber is suitable for use. If green lumber or poorly seasoned lumber is used, shrinkage will take place in the structure, and cause serious changes which may affect the strength of the house.

In the early days of this country, all lumber was air-dried. The process of air-drying consisted merely of stacking the lumber on a drying yard, with strips between each layer so that the air could circulate between the boards and carry off the moisture as it evaporated. This process was slow and uncertain. There is still a great deal of lumber on the market "seasoned" by this antiquated method.

Modern lumber mills use the process known as steam kiln-drying. If properly handled, this method produces lumber of uniform moisture content.

DIERKS PRE-SHRUNK LUMBER

Dierks Lumber is manufactured from Southern Pine timber grown in the mountains of Arkansas and Oklahoma where soil and climatic conditions result in a slow, even rate of growth. This is evidenced by the closely-spaced annual rings which show on the ends of the lumber.*

Dierks Lumber is scientifically seasoned in modern steam kilns, where heat and moisture is maintained in proper proportion to permit of thorough seasoning. A high degree of humidity is maintained so that the lumber will not dry only on the surface, while the interior remains moist.

Dierks Lumber is manufactured to the finished sizes *after* it has been seasoned. In other words, the normal shrinkage takes place in the kilns instead of in the dealer's yard or on the job. This point is important because when lumber is made into the finished sizes and then shrinks, it will not be of standard dimensions. Some boards may shrink more than others resulting in lumber of unequal dimensions. When such lumber is used, the carpenter finds it difficult to produce level floors and true walls.

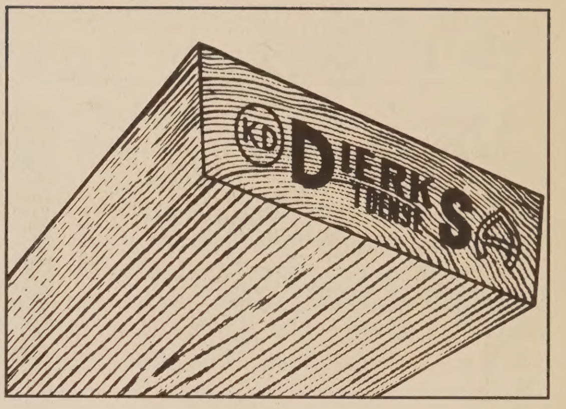
HOW TO IDENTIFY QUALITY IN LUMBER

The average person is not sufficiently expert to judge the quality of lumber. That is the reason Dierks Lumber is trade-marked and grade-marked. Each piece bears a stamp showing these marks:

The letters "K D" in a circle mean Kiln Dried—lumber scientifically seasoned.

The letter "A" identifies the species of the lumber—Arkansas Short Leaf Pine.

The grade-mark "1 Dense" indicates that the lumber is of dense texture and No. 1 in grade.



Finally, the name DIERKS guarantees the product as being properly manufactured, dependable lumber.

In the house you build, you will want to use quality lumber. The initial cost of good lumber is very little more than the cost of cheap lumber. In the long run, it pays to use better lumber because it will eliminate a great deal of the upkeep and repair cost which is inevitable when cheap lumber is used. Ask your dealer for Dierks Pre-Shrunk Pine, and look for the identifying marks.

FOR A BASEMENTLESS HOUSE

The houses shown on pages 19, 20, 22, and 24 were designed to eliminate the necessity of a basement, provision being made for the heating plant and laundry on the same level as the rooms. It may be possible to adapt some of the other designs for construction without basement by utilizing the space required for basement stairs and installing in this area the central heating plant and hot water heater. This, however, eliminates the convenience of the basement laundry—a feature which may in some cases make it impracticable to adapt these houses to this method of construction. This is a matter which will be governed by the needs and desires of the home owner. In the event that this change is contemplated, one should first check with a local heating engineer to make sure that the proposed location of the heating plant will permit of proper air circulation. The heating plant should be of the forced air, gas-fired type. By extending the hot air runs to the attic space and distributing down through the partition into the various rooms, it may be possible to solve the heating problem efficiently and economically.

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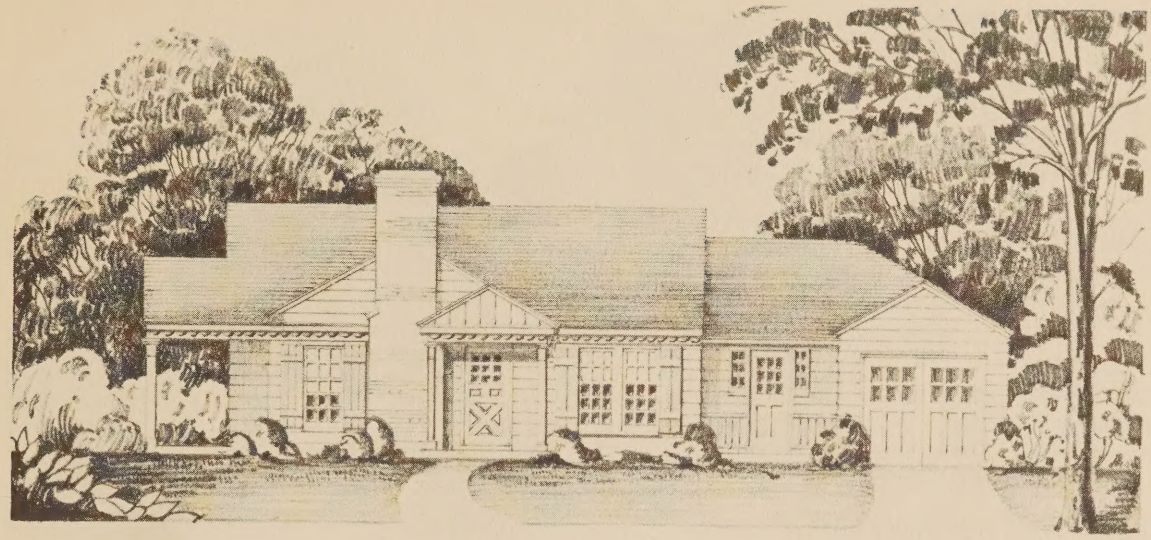
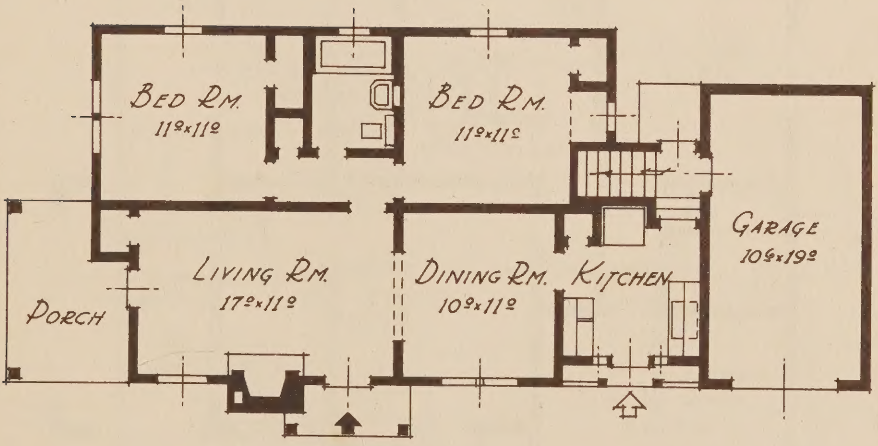
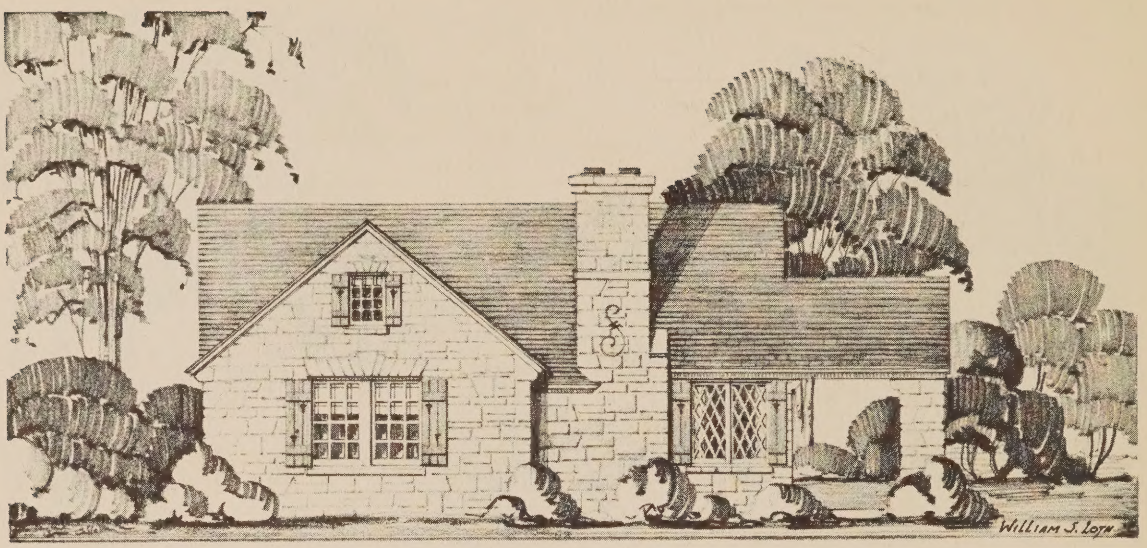
* *"The annual growth of a tree is made up of two bands. The light-colored band is the springwood and the darker band is the summerwood. The wood that grows in the spring is made up of thinner cell walls than the wood that grows in the summer. The wood that grows in the summer, or summerwood as it is called, is characterized by hardness, or density of grain. It follows, therefore, that the more summerwood a tree has, the denser and therefore the stronger, is the lumber cut from that tree."*



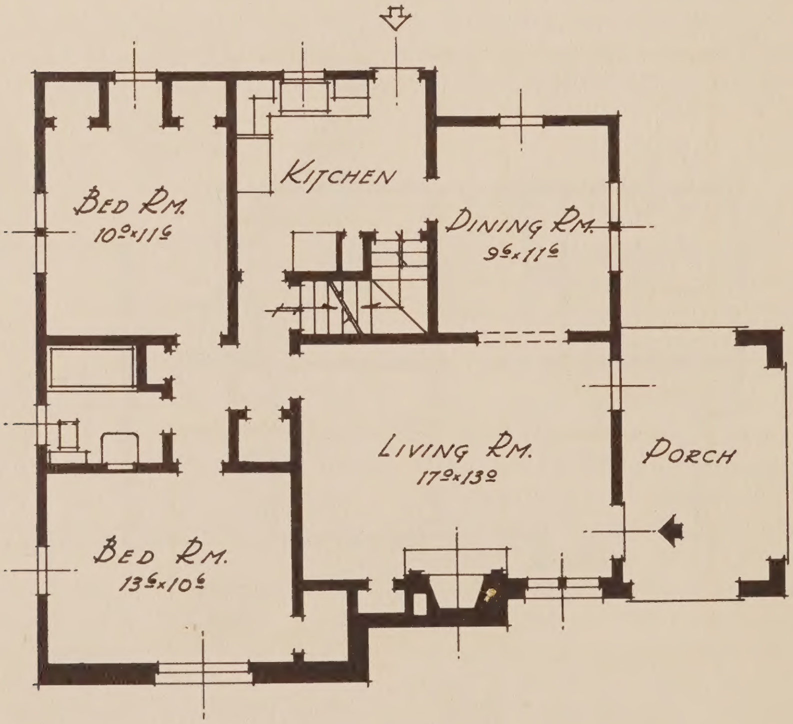
The WOODLEY



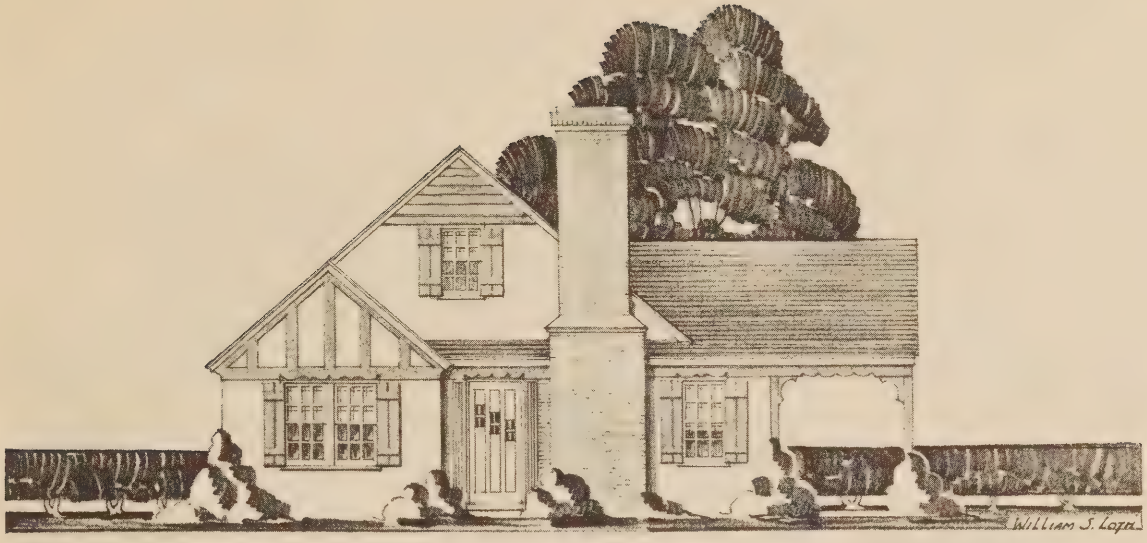
For the wide shallow lot this home has all that is to be desired. It has the appearance of being much larger but the cost is held to a minimum by being designed in conformity with the lot. A well arranged kitchen and adequate size rooms add greatly to this distinctive plan. Foundation size, not including garage or porch, 40′ 4″ x 23′ 4″, square foot of area, not including garage, 878.



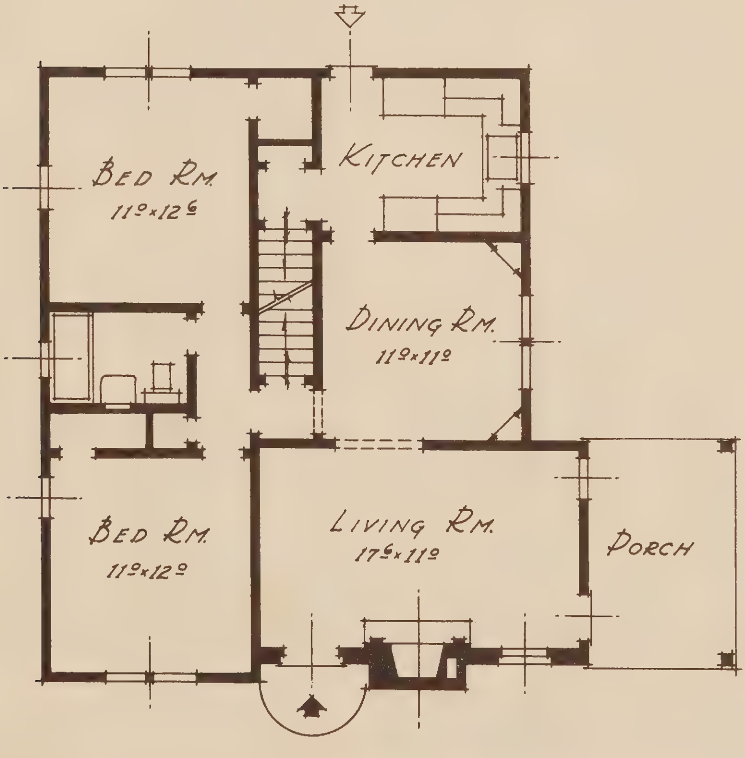
The WOODROW



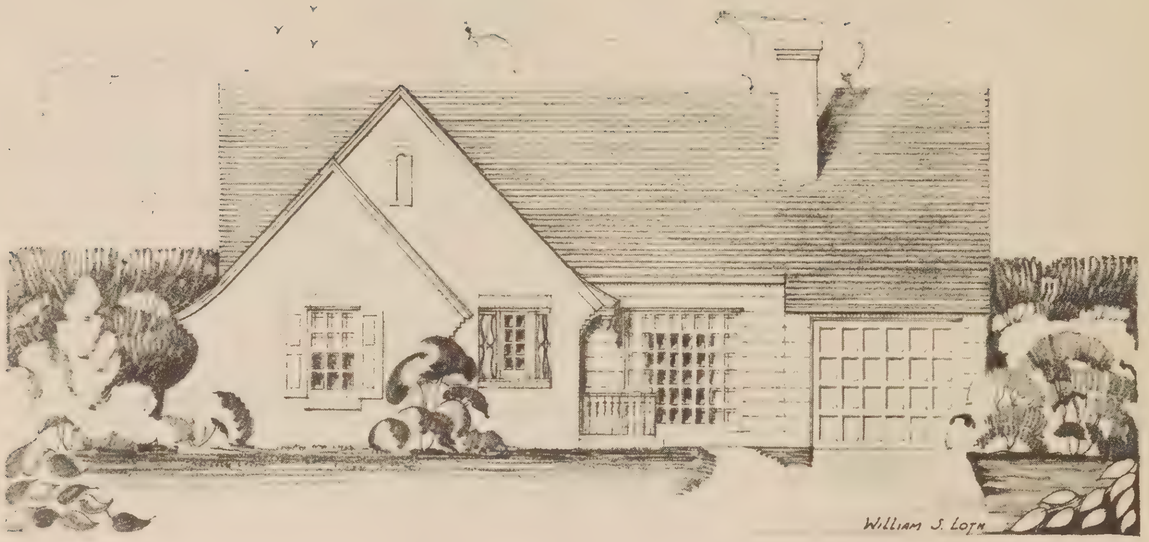
The combination of veneered stone front and stucco and timbered side walls makes a very pleasing effect in this English type cottage. The leaded glass windows in the front of the living room are a distinctive contribution. The floor plan shows a very convenient arrangement. Access from the kitchen to the living room is through the dining room or from the small hall which also leads to the bed rooms. The bath is very conveniently located and ample closet space is provided. Foundation size 32′ 0″ x 33′ 6″; square foot area 995.



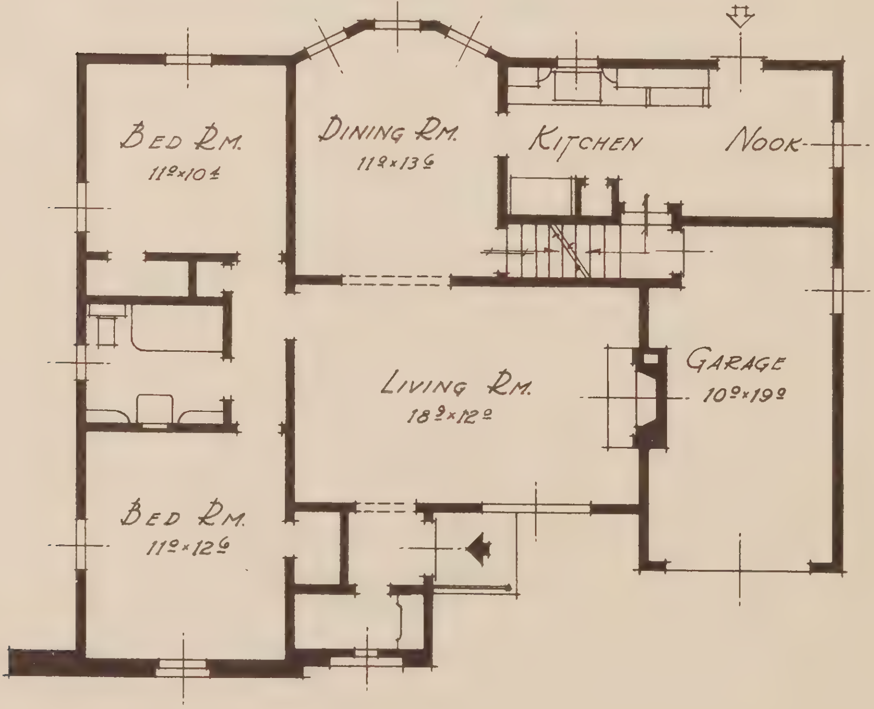
The LAKEWOOD



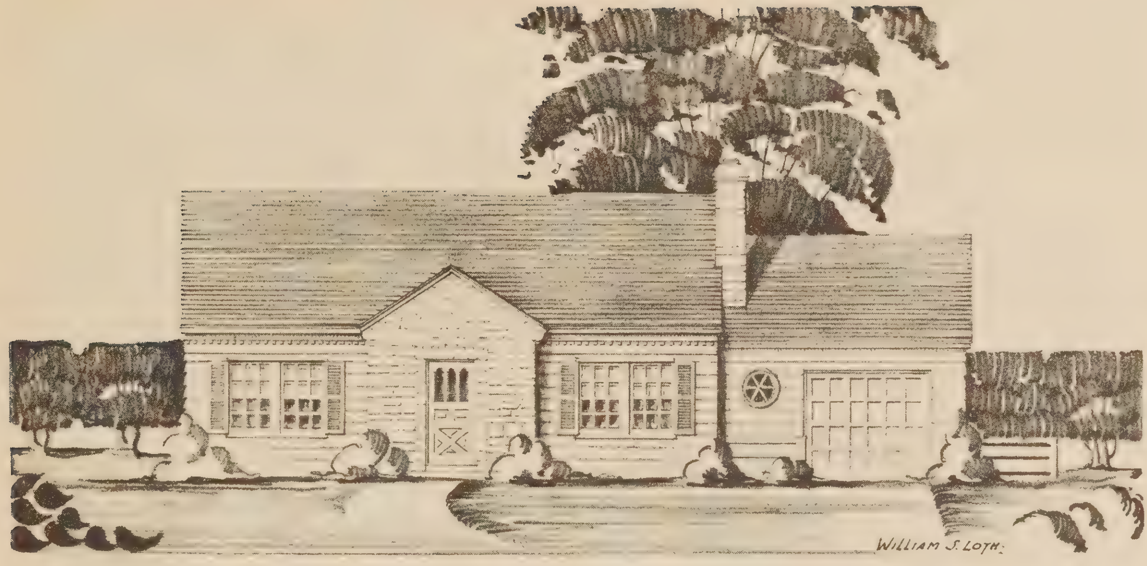
Presenting above average in room sizes and arrangement this plan incorporates a kitchen usually to be found only in the more expensive homes. The U type drainboard with the stove on one end and the refrigerator on the other reduces the actual amount of work to a minimum. Corner cabinets in the dining room may be used in place of a buffet and lend an added touch of distinction. A pleasing contrast is offered in the exterior treatment by the use of brick veneer, stucco and shingles. Foundation size 30′ 0″ x 34′ 0″; square foot area 926.



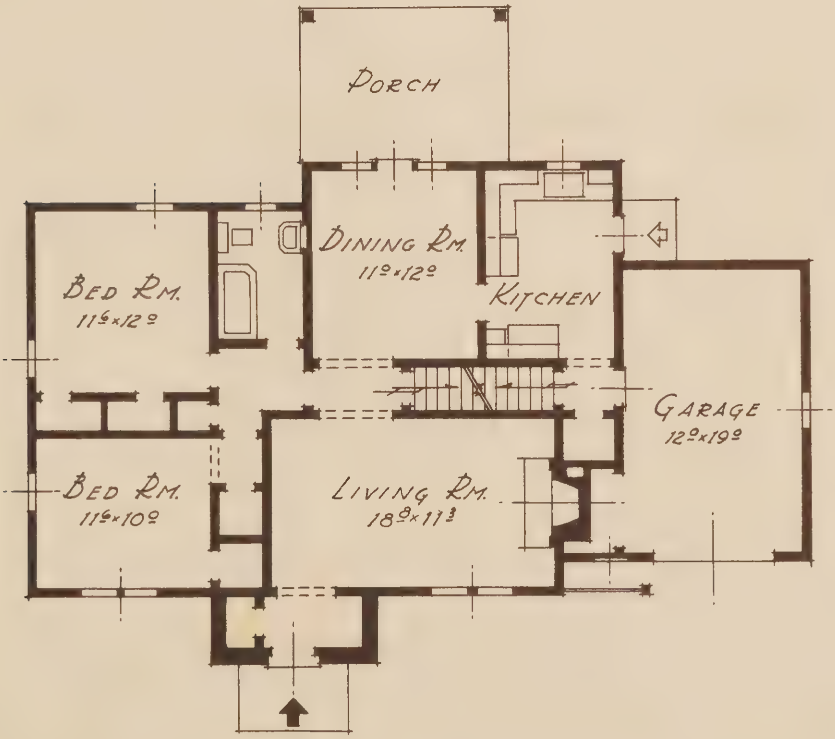
The GREENWOOD



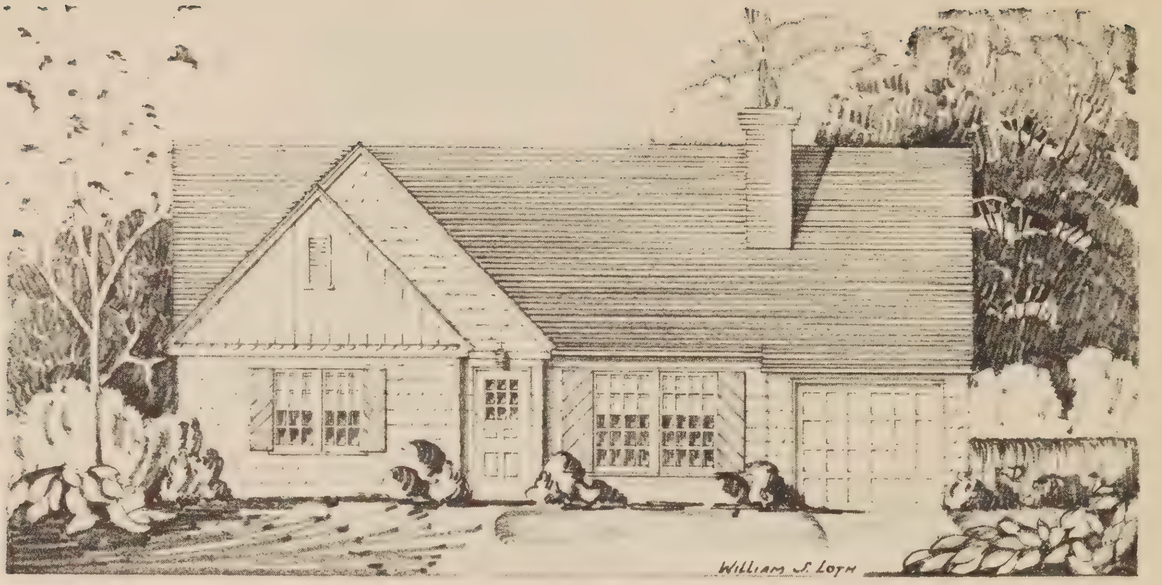
Here a home very similar in plan to that on Page No. 12 is presented, giving a variation in the entry, kitchen and bath. A combination powder room and closet is provided off the entrance hall. A porch, if desired, can be carried on the rear of the dining room, retaining a very pleasing vista from the front of the house through to the garden in the rear. Foundation size 41′ 9″ x 34′ 4″ including garage; square foot area not including garage 1083.



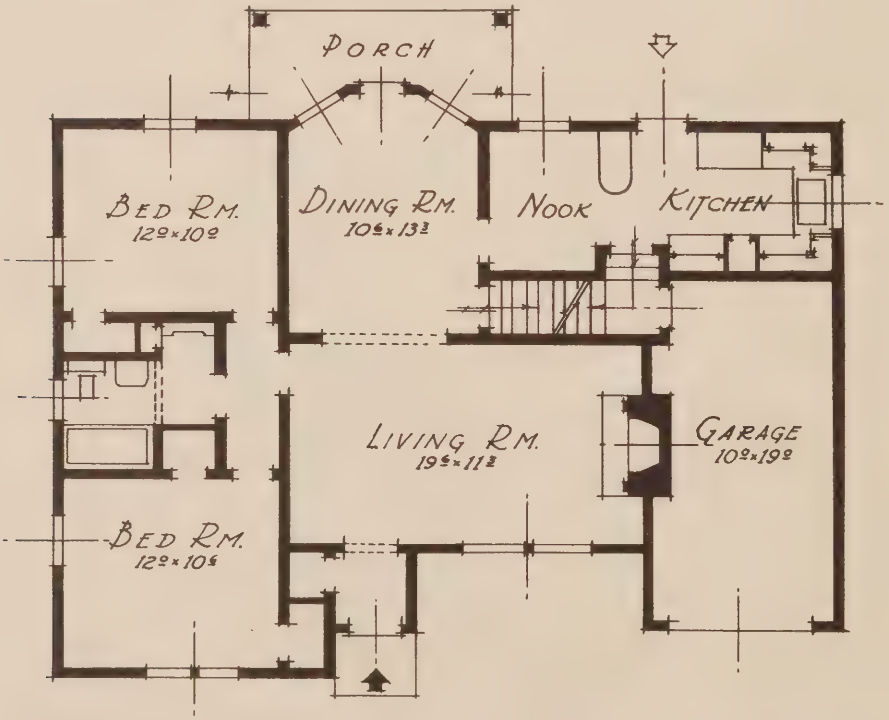
The FAIRWOOD



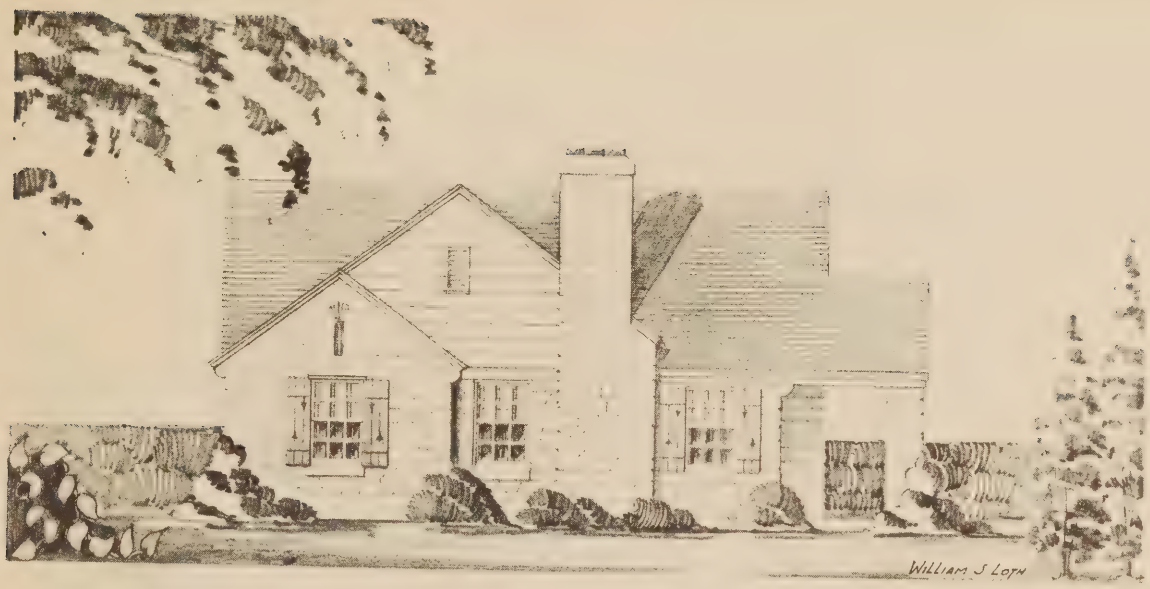
This is a very pleasing small house design for a wide lot. The attached garage is truly a part of the architecture, and with the small rail fences allows the utmost in planting. A large storage closet off the rear hall is most desirable, permitting the guests' closet in the vestibule to be used for the purpose for which it is intended. From the interior plan to the exterior elevations this house provides the ultimate in living. Foundation size 52′ 0″ x 33′ 3″, including garage; square foot area not including garage 1083.



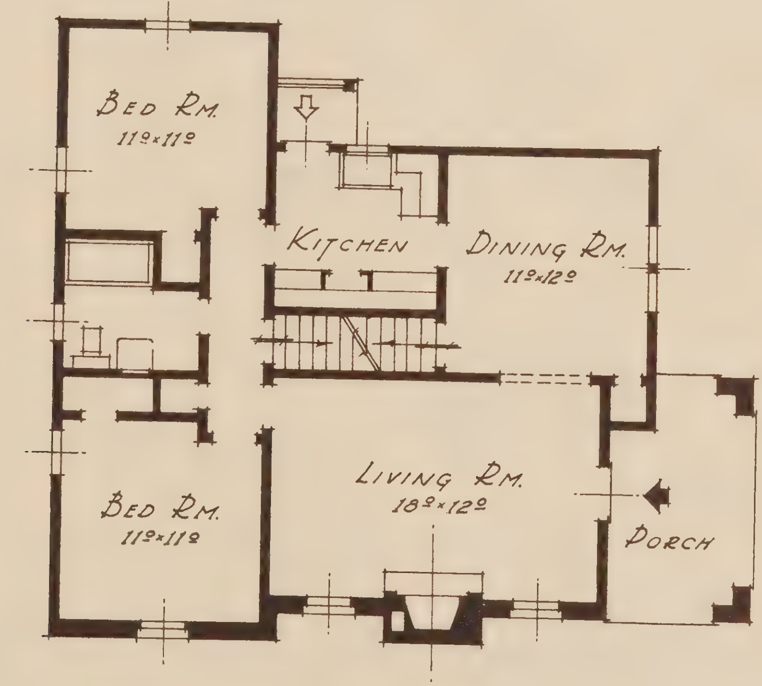
The BEECHWOOD



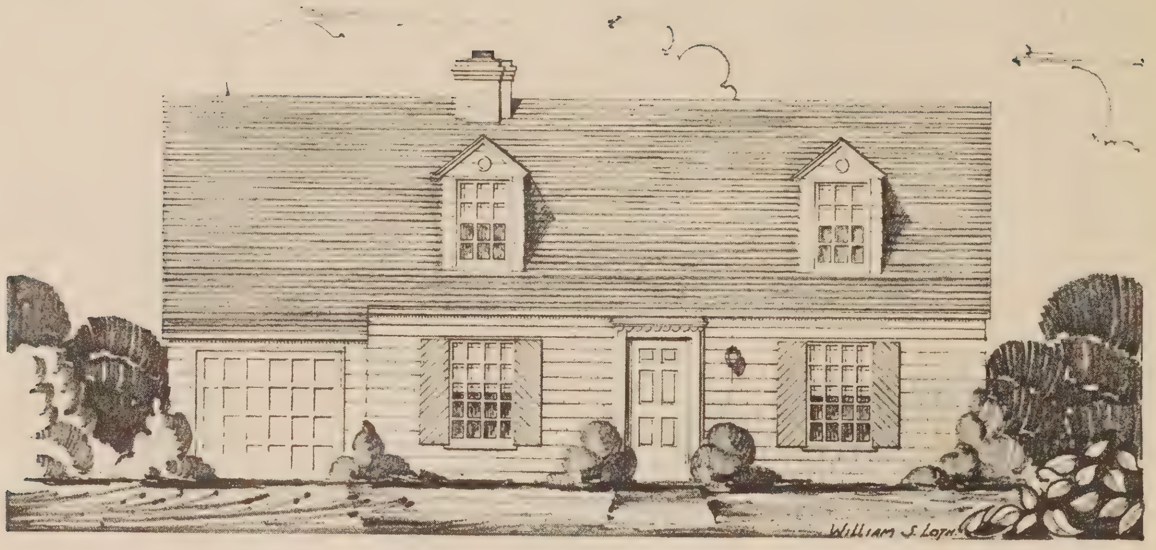
This is a house designed for comfortable living. The bay window in the dining room makes this room less formal and incorporates it with the living portion of the house. A major item of consideration in any well-planned house is the kitchen. This room, with the breakfast bar and well proportioned breakfast nook, is an outstanding feature. A dressing table just outside the bath room provides a powder room which will appeal to owner as well as guests. A stair to the attic provides access to space usable for a future bed room. For alternate elevation, see Design A, Page 32. Foundation size 43′ 6″ x 31′ 0″ including garage; square foot area not including garage, 1015.



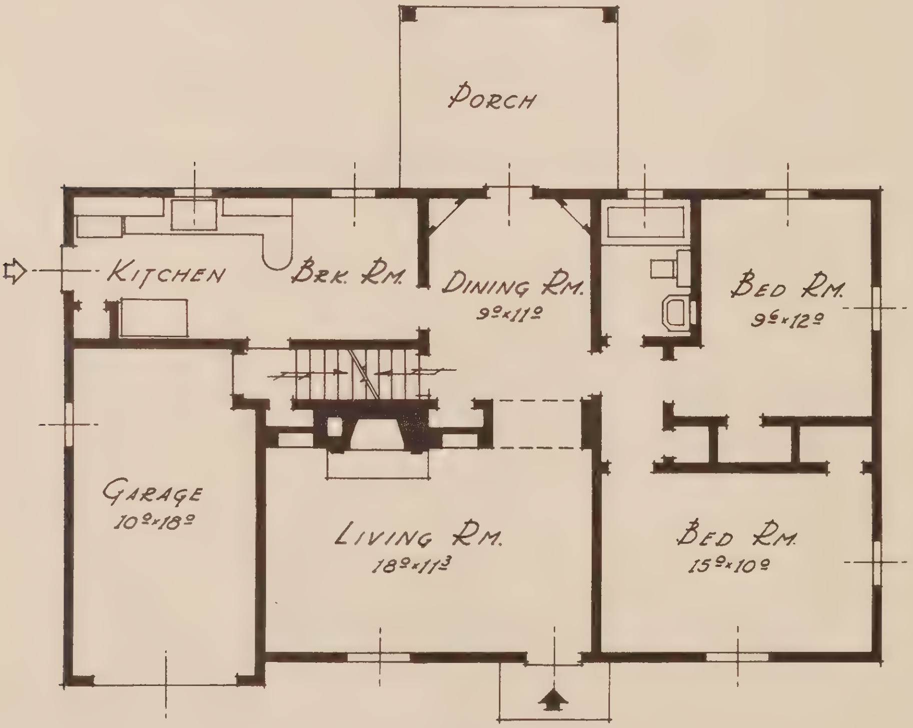
The WOODWORTH



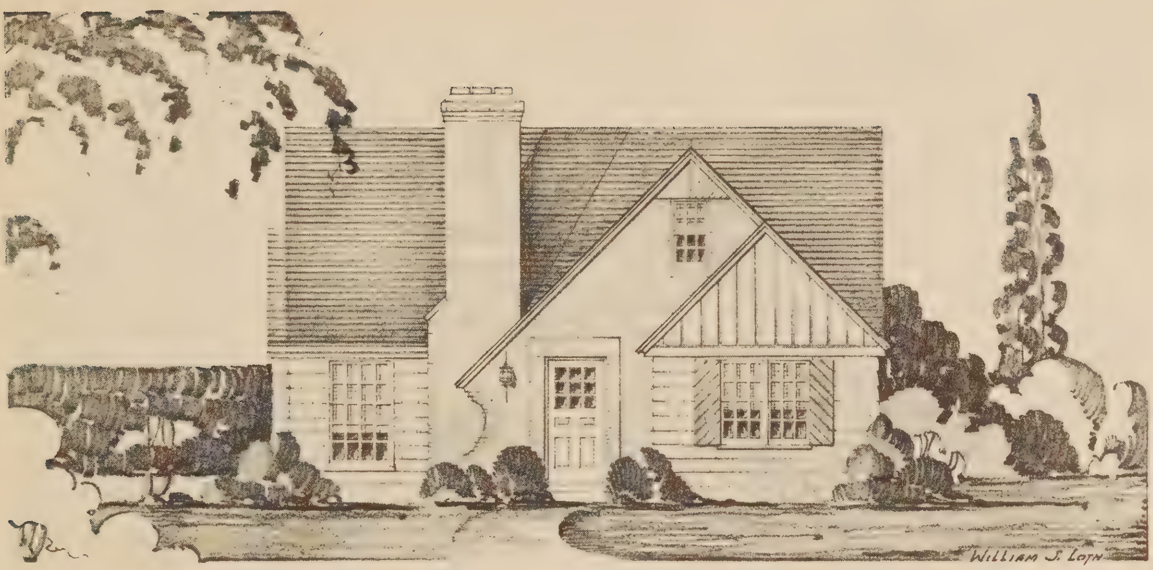
An unusual feature of this house is the direct access to the sleeping portion of the house as well as to the living portion from the rear kitchen. The living room is unusually large for a small house, and a very desirable feature is the commodious fireplace. The rich looking exterior elevation results from the restricted use of a native limestone in combination with the shingles of the sidewalls. Foundation size 33′ 0″ x 34′ 0″; square foot area 928.



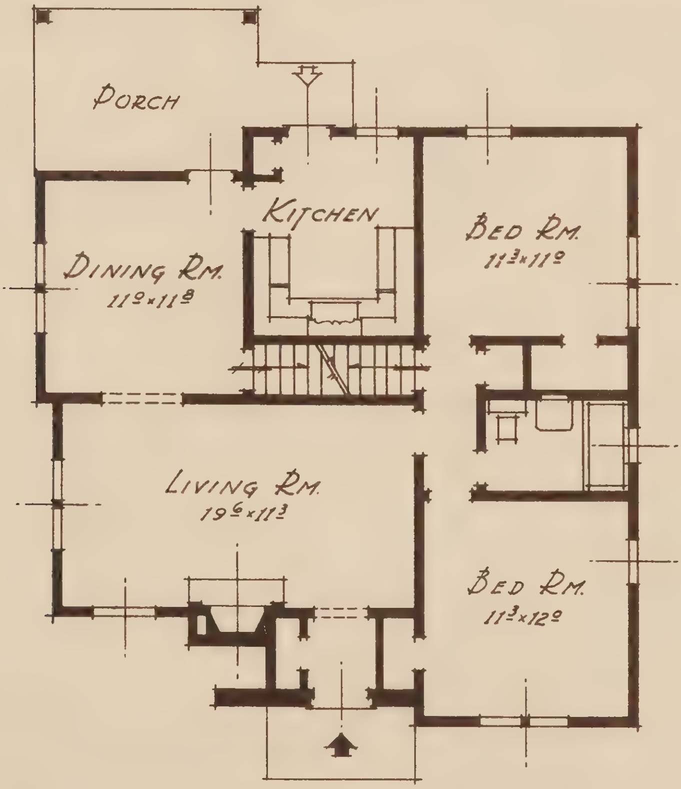
The WOODLEIGH



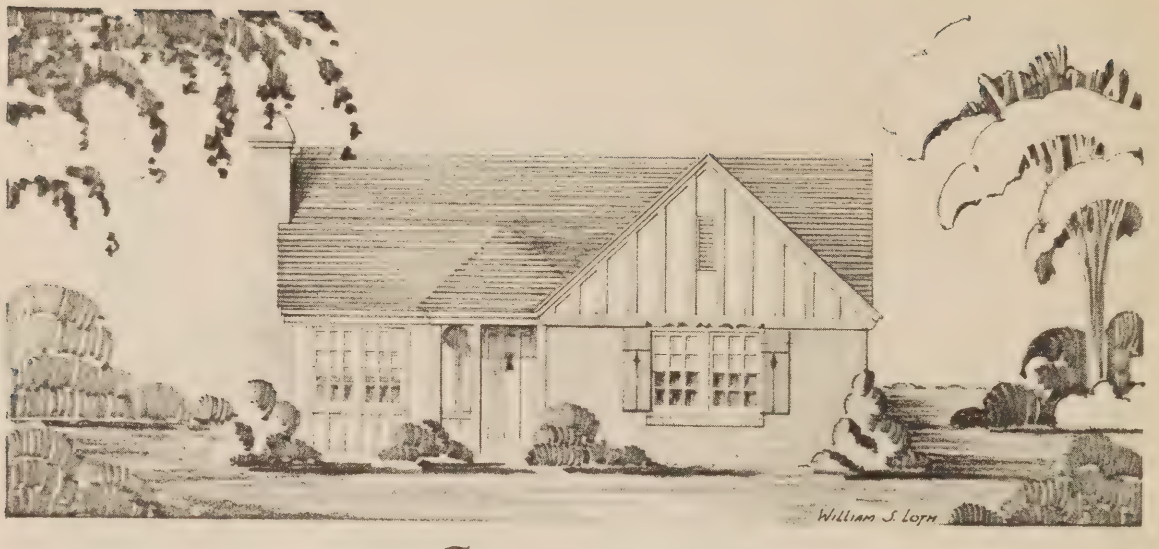
The simple lines and the compact arrangement of this five-room bungalow makes this a very practical and appealing design. The breakfast nook in connection with the kitchen saves steps at meal times. The fireplace with the built-in bookcases gives the living room the coziness of a den without detracting from the formality of the room. Direct access from a basement laundry to the garage is another convenient feature. Foundation size, including garage, 45′ 0″ x 26′ 0″; square foot area not including garage, 992.



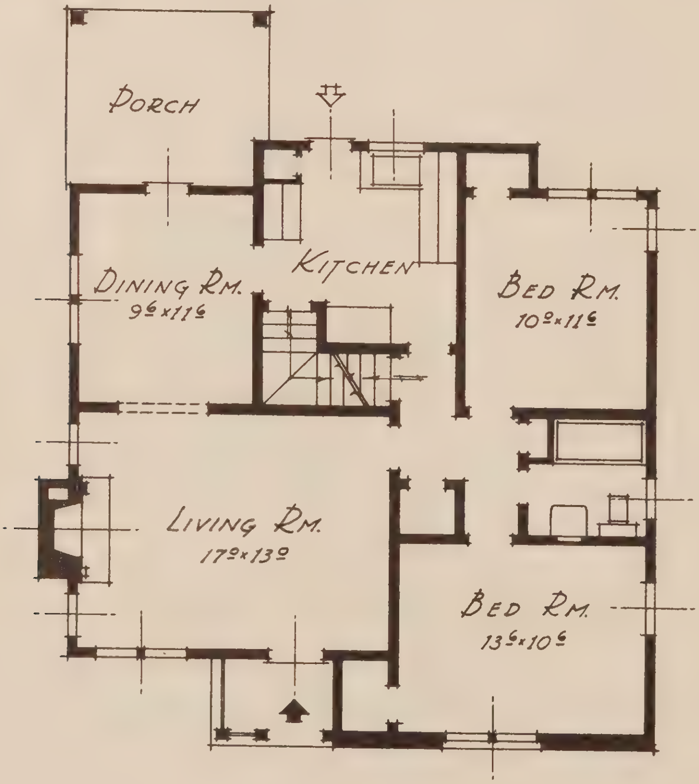
The WOODBOURNE



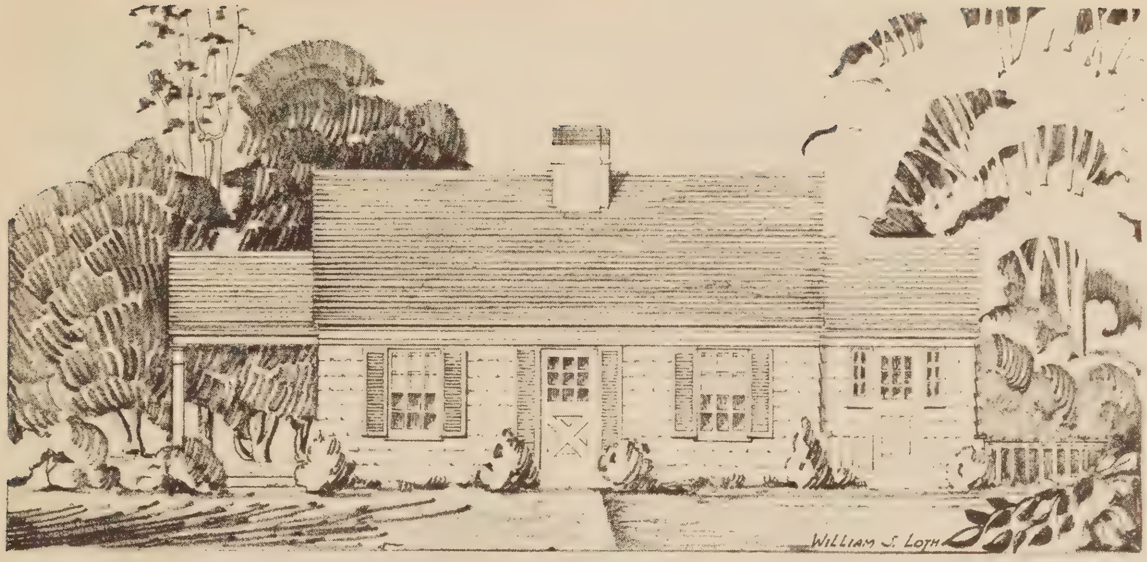
A most unusual kitchen is obtained in this plan. While the placing of the sink does not follow tradition by being directly under a window, good light is obtained from the two openings. Desirable space is available for a breakfast table and chairs. Access from the kitchen to the porch on the garden side of the house permits direct serving for the outdoor meals. The bath is conveniently situated to the living portion as well as the sleeping portion of the house. Foundation size 33′ 3″ x 33′ 0″; square foot area 970.



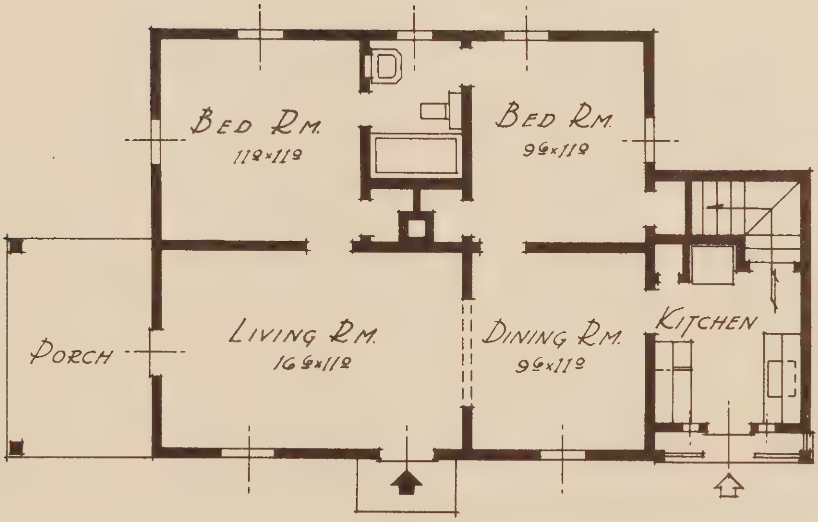
The FERNWOOD



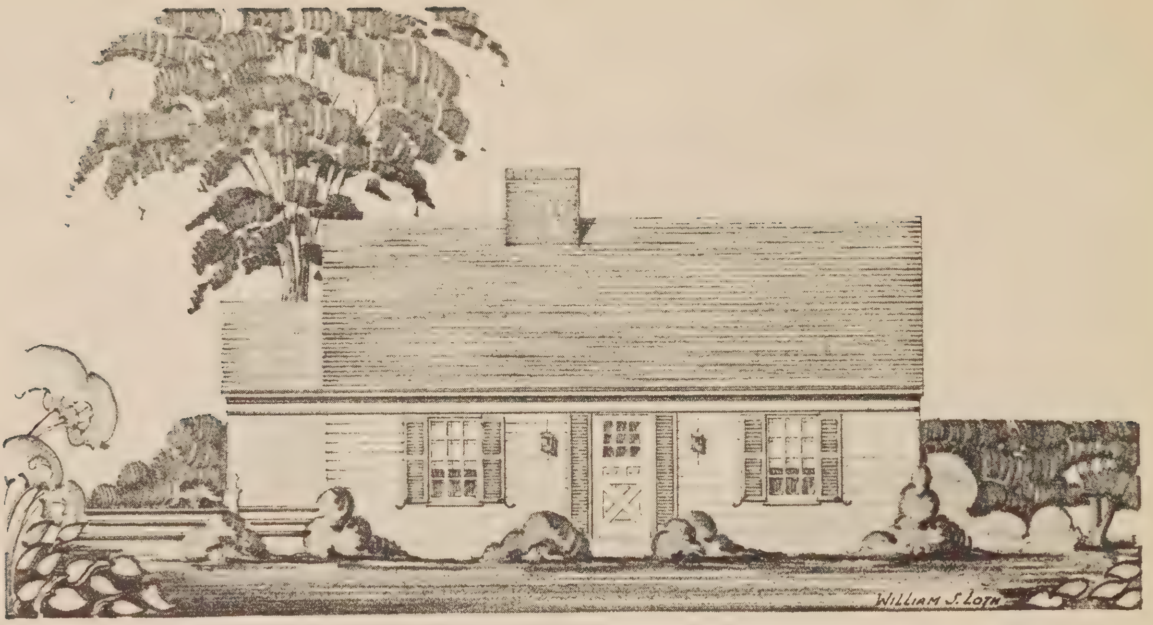
An unusual plan of good circulation is here presented. The kitchen is efficiently planned and its proximity to the bed rooms, as well as to the dining room, adds to this convenience. The corner windows of the rear bedroom lend a touch of distinction and have the advantage of increasing the wall space to permit greater latitude in furnishing. Foundation size 32′ 0″ x 33′ 0″; square foot area 958.



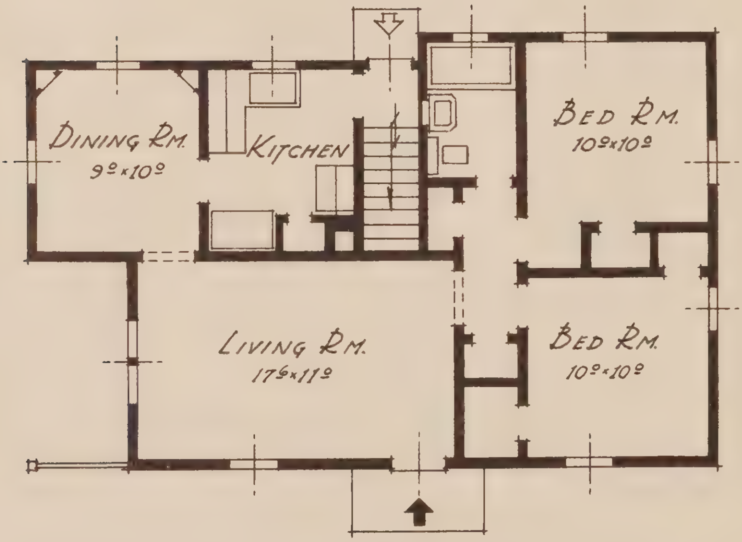
The PINEWOOD



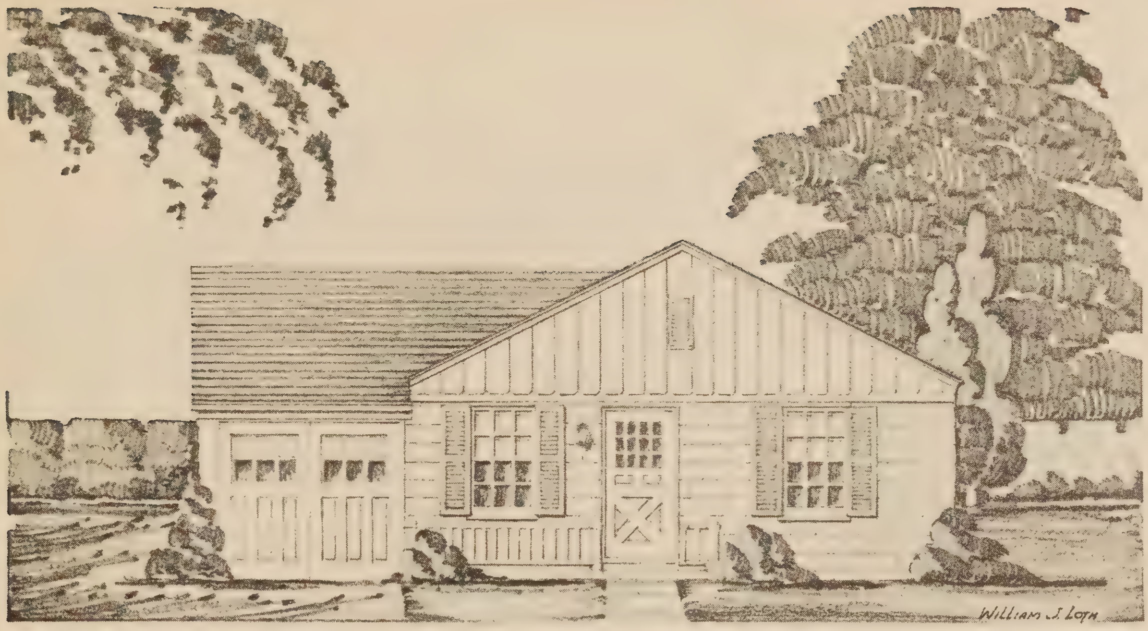
This is a small house, but one with every inch of usable space conserved. The elimination of halls with access to a connecting bath through both bedrooms gives this house marvelous efficiency. A service entrance in the front of the house is carried out in such a manner as to contribute to the attractiveness of the exterior elevation. A garage may be attached in the same manner as shown in the plan on Page No. 7. Foundation size 36′ x 23′ 6″; square foot area 770.



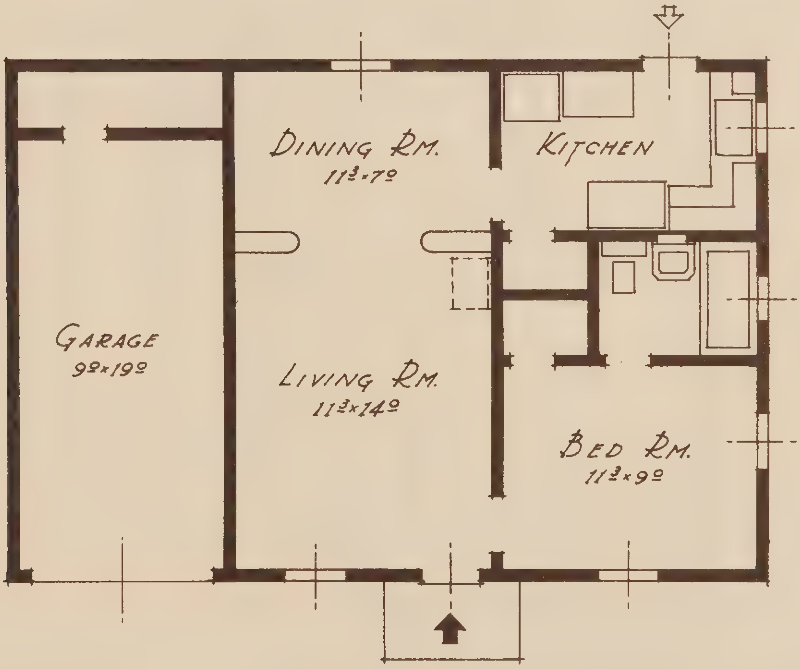
The WOODCROFT



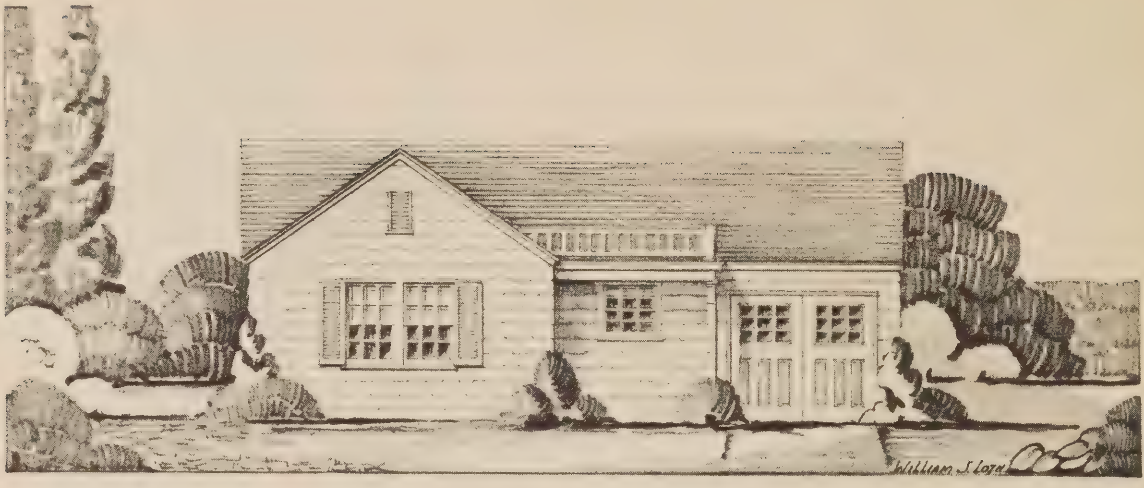
Generous closet space for a small home is a distinguishing feature of this plan. The convenience of arrangement provides the utmost in livability. This style of home never loses its original charm, is economical to build and retains its investment value. A porch may easily be added to the end of the living room. Foundation size: 38′ 0 x 24′ 0″. Square foot area, 817.



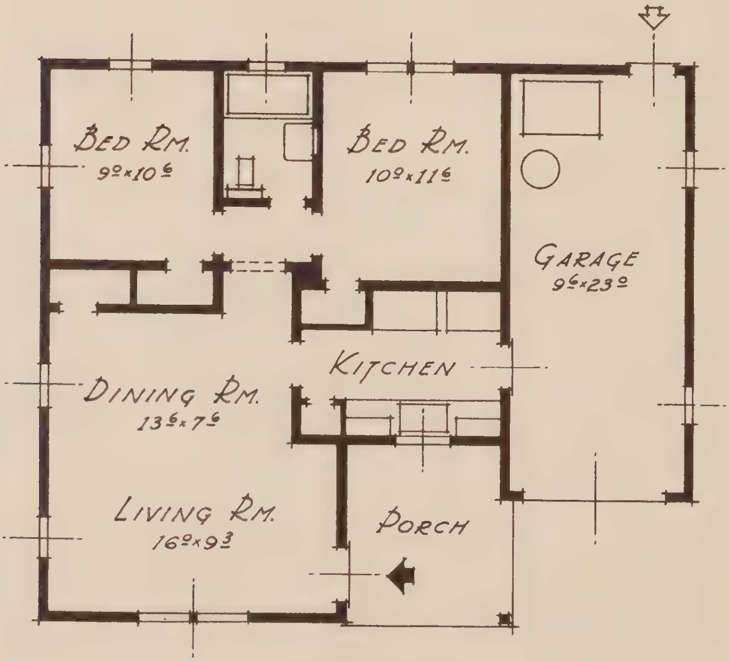
The ELMWOOD



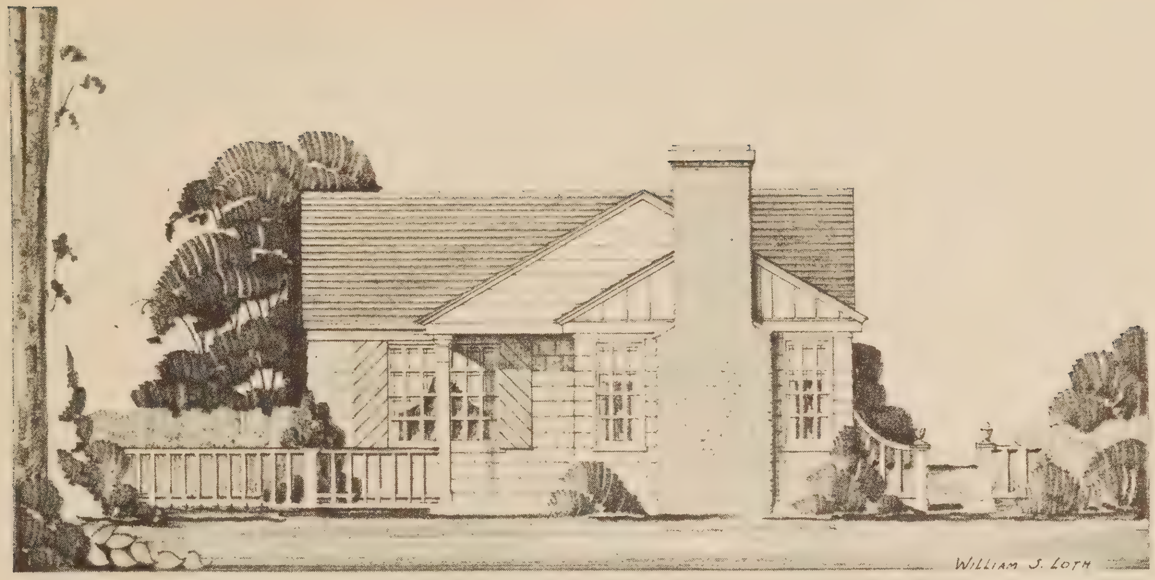
The ultimate in low cost housing is attained by eliminating all unnecessary angles and corners, and using standard lengths of lumber thus avoiding cutting waste. When windows and doors are carefully planned to provide necessary circulation, the expense of installing additional openings may be avoided. These are features embodied in this plan. No basement is required—a gas-fired floor furnace will economically heat this efficiently-planned house. The small division bars between the dinette and living room are ornamental and also useful for the storing of dishes. A storage room or laundry is provided in the garage. Foundation size: 24′ 0″ x 23′ 0″. Square foot area, not including garage, 552.

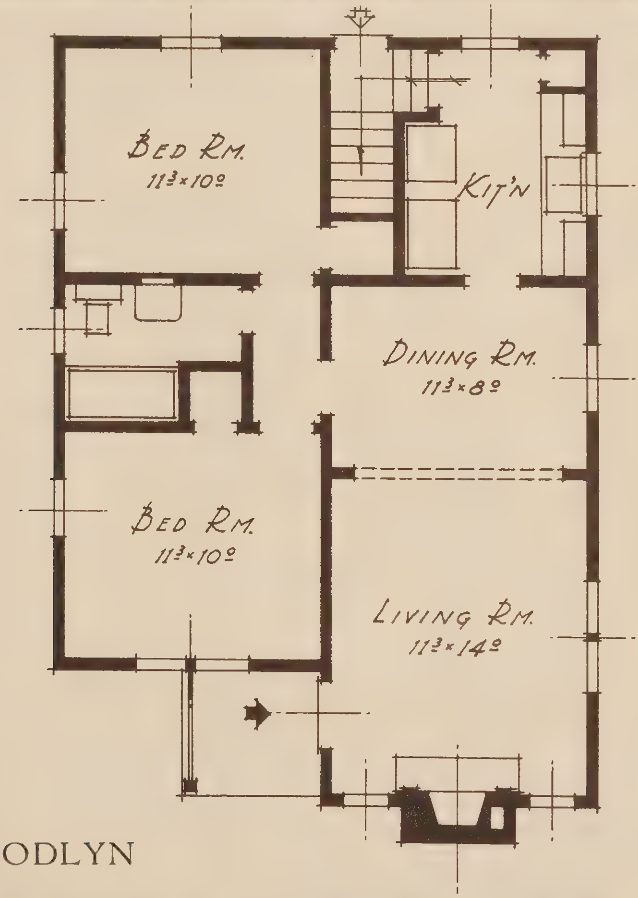


The OAKWOOD



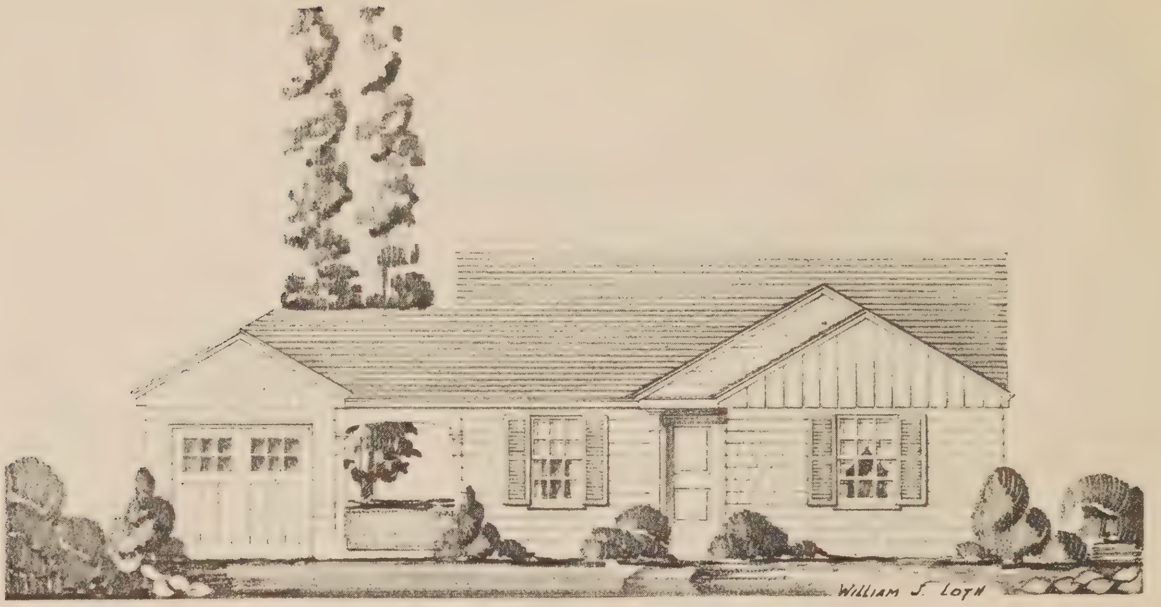
This house has been designed to eliminate the necessity for a basement, thus reducing the cost of construction. The modern gas furnace located in the garage will efficiently heat this five-room home at a cost comparable with any method. The combination living room and dining room permits the owners to use their individual tastes and furnish in a most pleasing manner to suit their individual needs. Foundation size 26′ 6″ x 31′ 0″; square foot area, not including garage, 716.



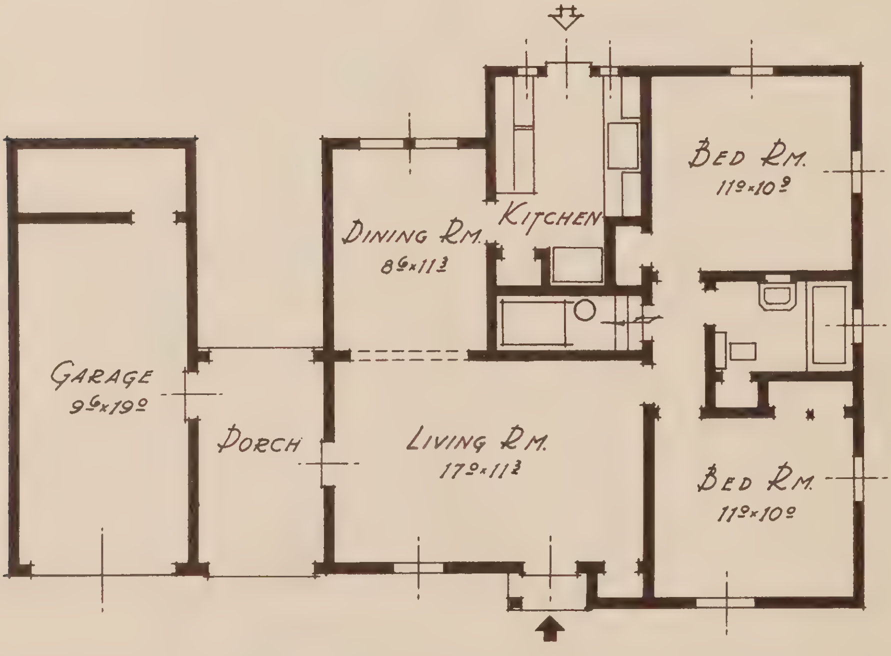


The WOODLYN

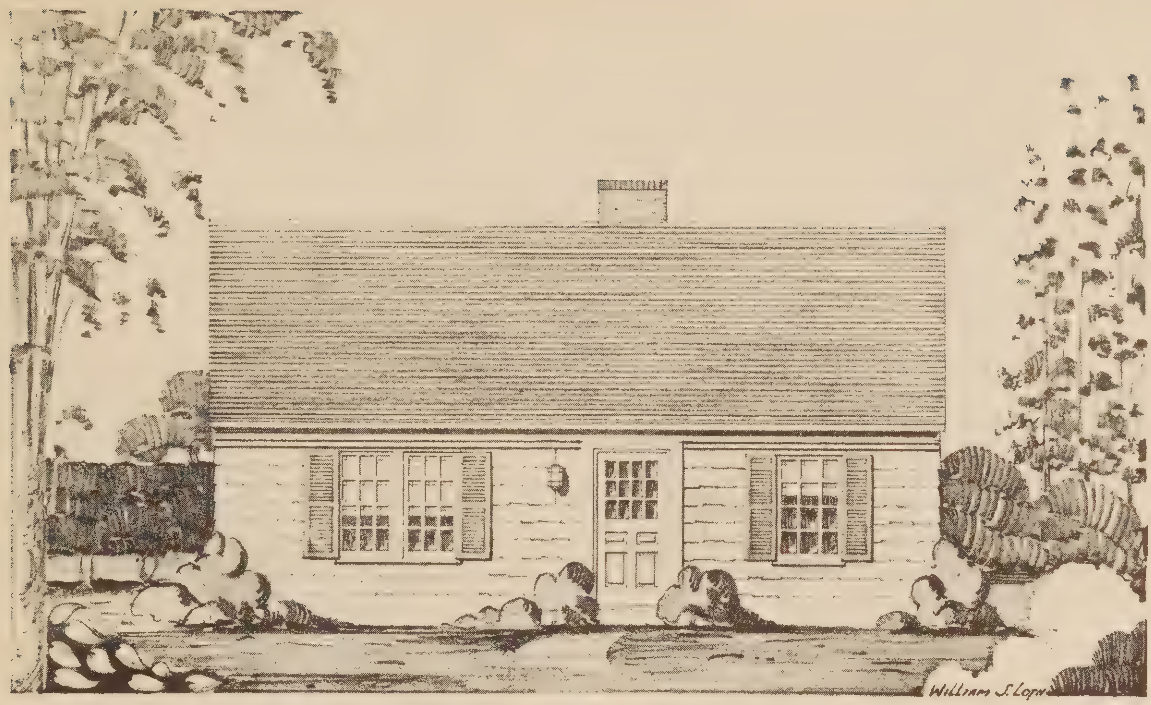
In this design the covered entrance not only affords protection but also contributes a distinct architectural note to the appearance of the house. The rooms are not quite as large as those in some of the other plans shown in this book. However, the bed rooms will accommodate twin beds and the usual bed room furniture. The living room and dining room form practically one large room. Foundation size 24′ 0″ x 34′ 0″; square foot area, 746.



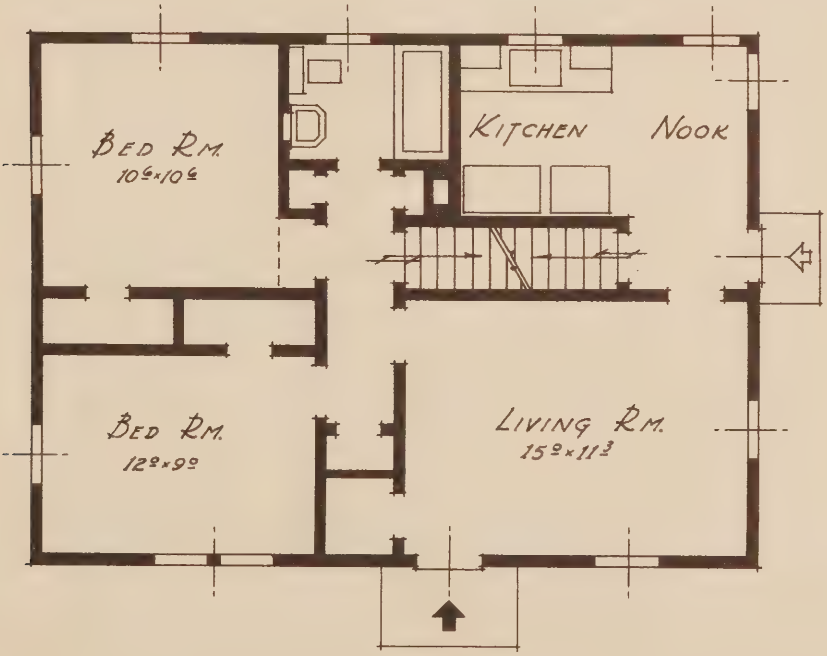
The WOODSIDE



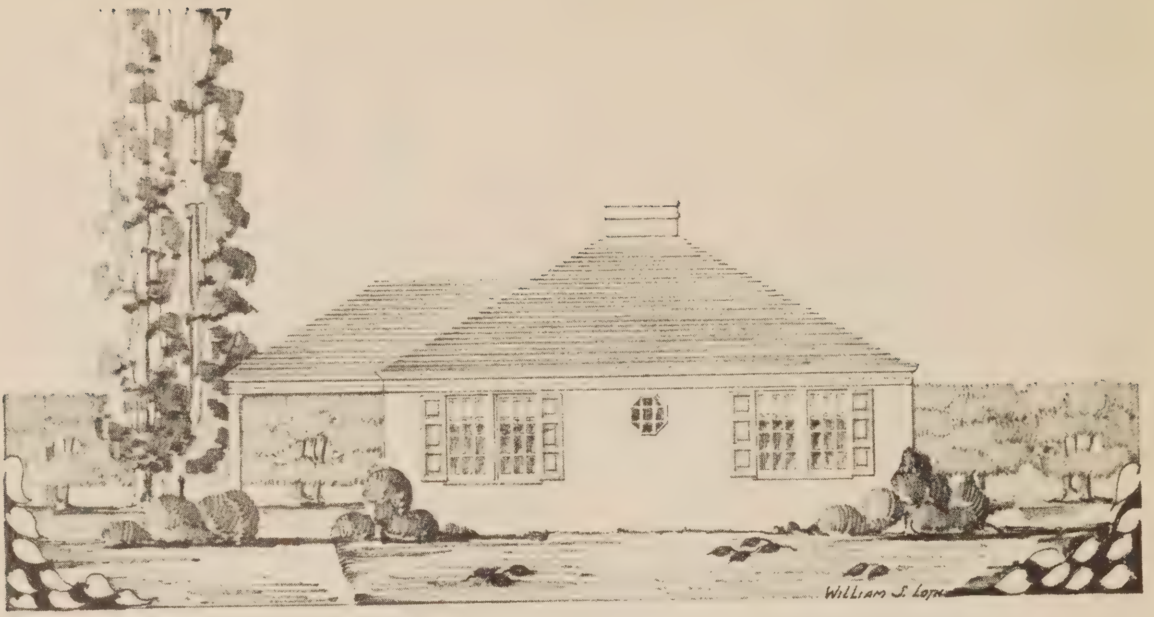
Here we present a plan that is the ultimate in convenience and attractive in appearance. A furnace located in the direct center of the house and down but three steps from the main floor will provide circulated heat efficiently and economically. The dining room is well placed with relation to both kitchen and living room. Closets are of good size—a most important consideration in a basementless house. At the rear of the garage is a space suitable for storage or laundry. The small connecting porch affords desired privacy. The kitchen is ideally planned for light and air. Foundation size, house only, 29′ 6″ x 30′ 0″; square foot area, 820. For alternate elevation, see Design B, Page No. 32.



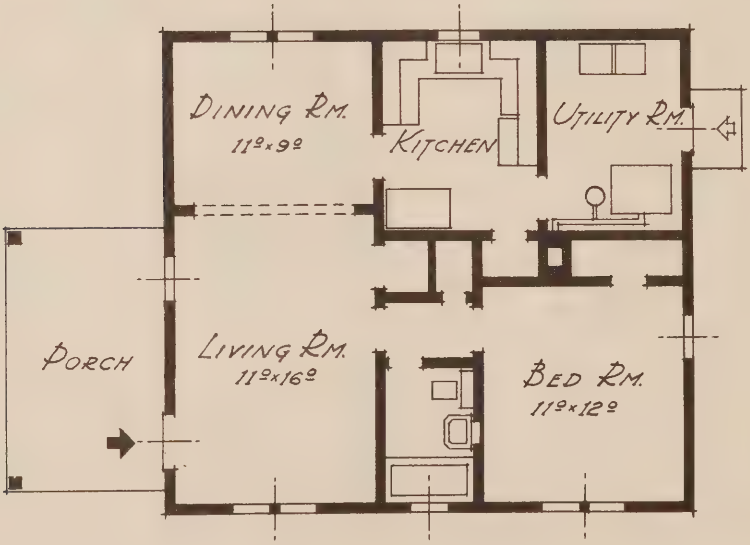
The WOODLAWN



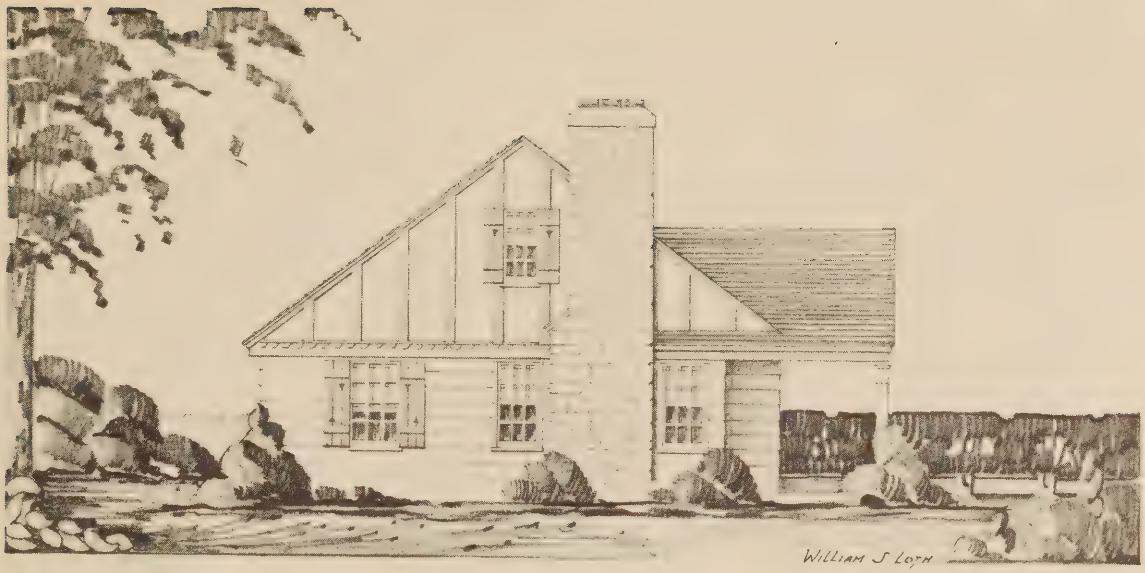
This is a low-cost, four-room house providing the convenience of a five-room bungalow. The two bed rooms are of unusual dimensions for a small house, and each has an unusually large closet. The kitchen is conveniently arranged and space for a very attractive dinette is provided. Ample space is provided for the storage of linens and bedding. If desired, a fireplace could be added at the end of the living room. Foundation size 32′ 0″ x 23′ 6″; square foot area 752.



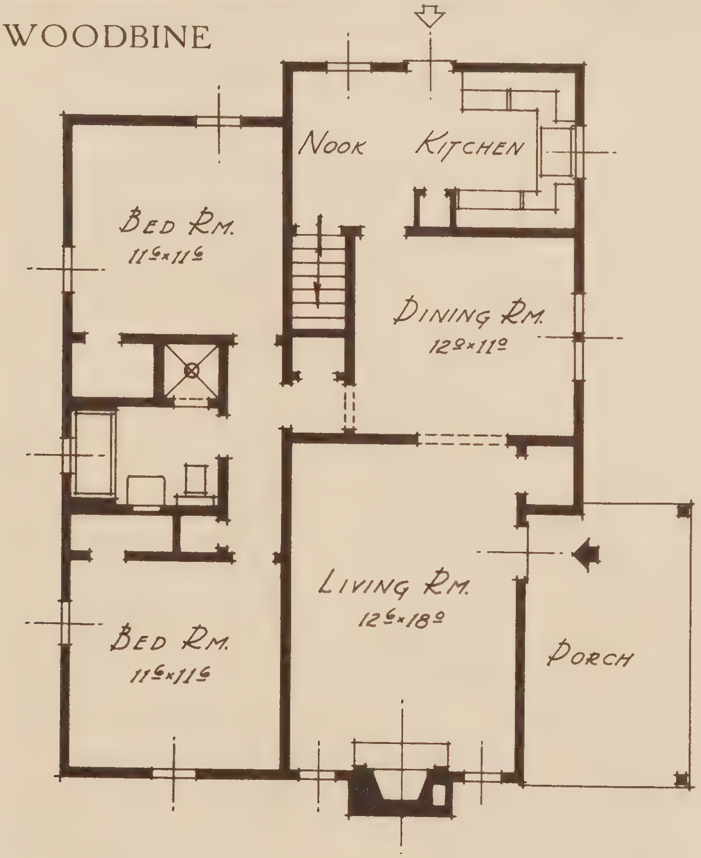
The ROSEWOOD



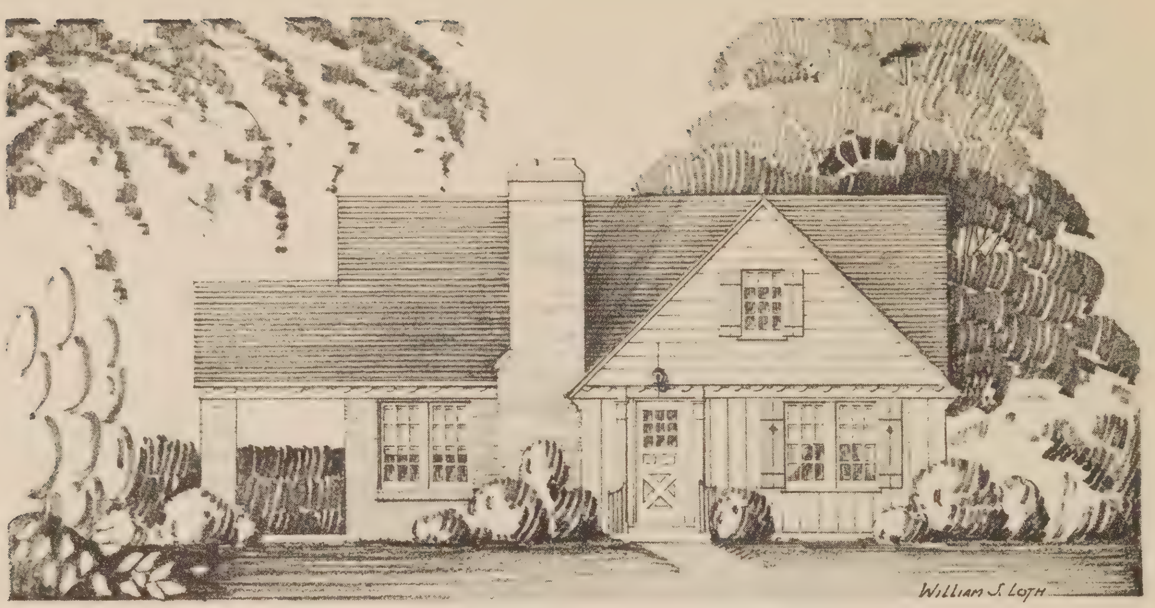
This house has been designed to satisfactorily serve the smaller family. It has no basement. A utility room has been provided on the main floor. This room is adequate for the furnace, the hot water heater or storage tank and laundry. The exterior is appealing with its hipped roof, stucco sidewalls and the shutters carried out in very distinctive colorings. Foundation Size 29′ x 26′ 6″; square foot area 768.



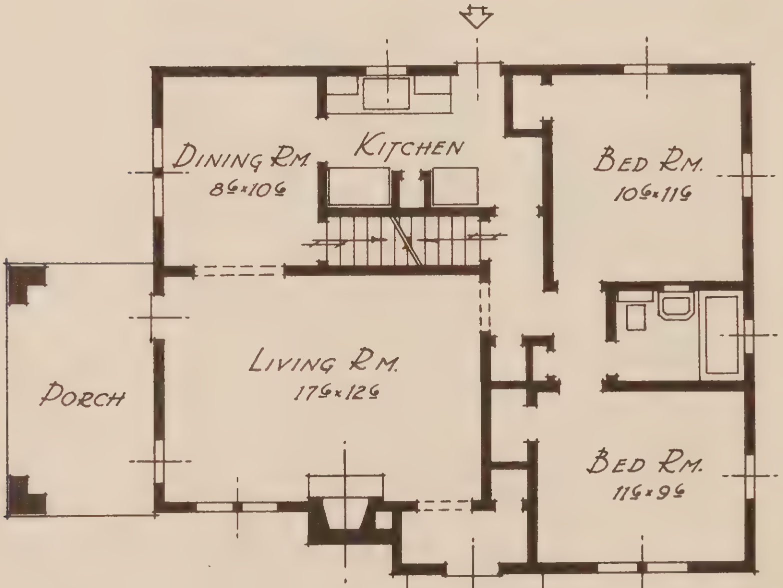
The WOODBINE



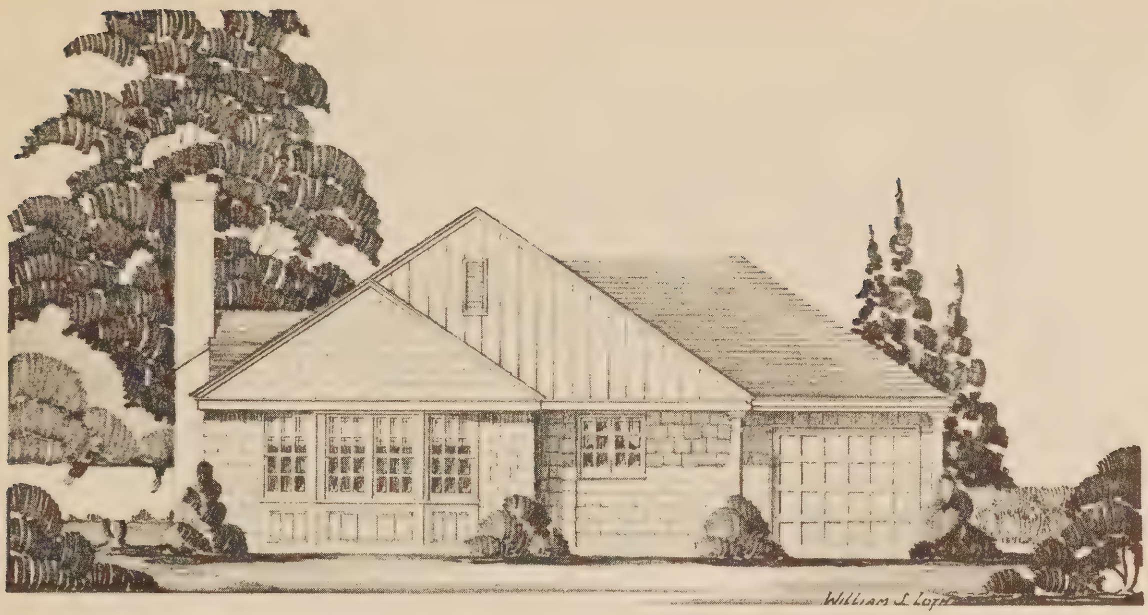
Simplifying exterior framing makes it possible to add this plan to the category of small homes. While the room sizes are especially large, the construction cost is held to a minimum. The large breakfast room in connection with the kitchen, plus a separate dining room, is much to be desired. A stair to the attic may be obtained by the elimination of the present closet off the dining room. This makes possible a future bedroom on the second floor. A shower as well as a tub bath has been provided in the bathroom. Foundation size, 28′ 6″ x 39′ 6″; square foot area 1045.



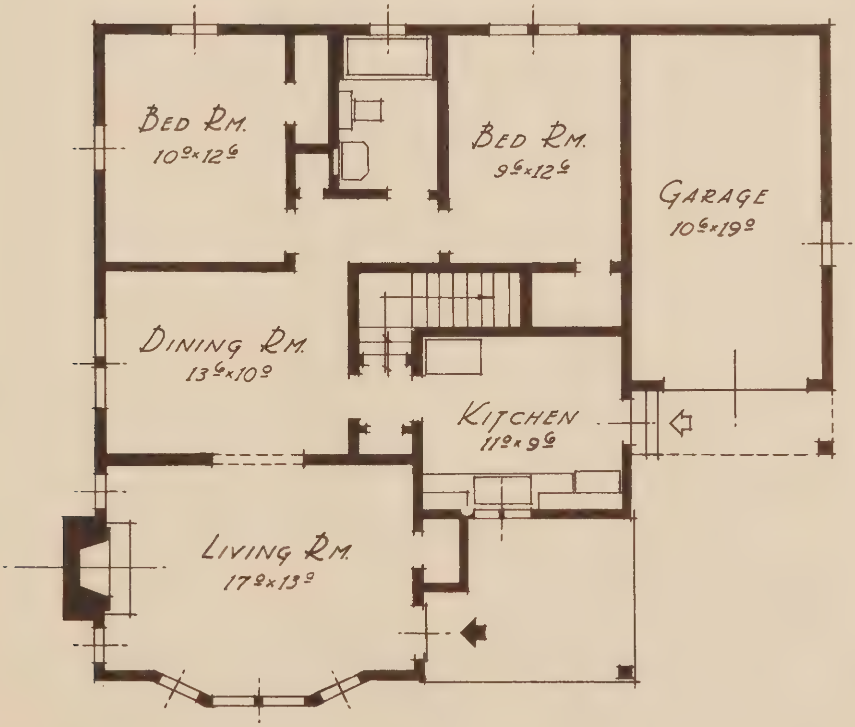
The WOODSTON



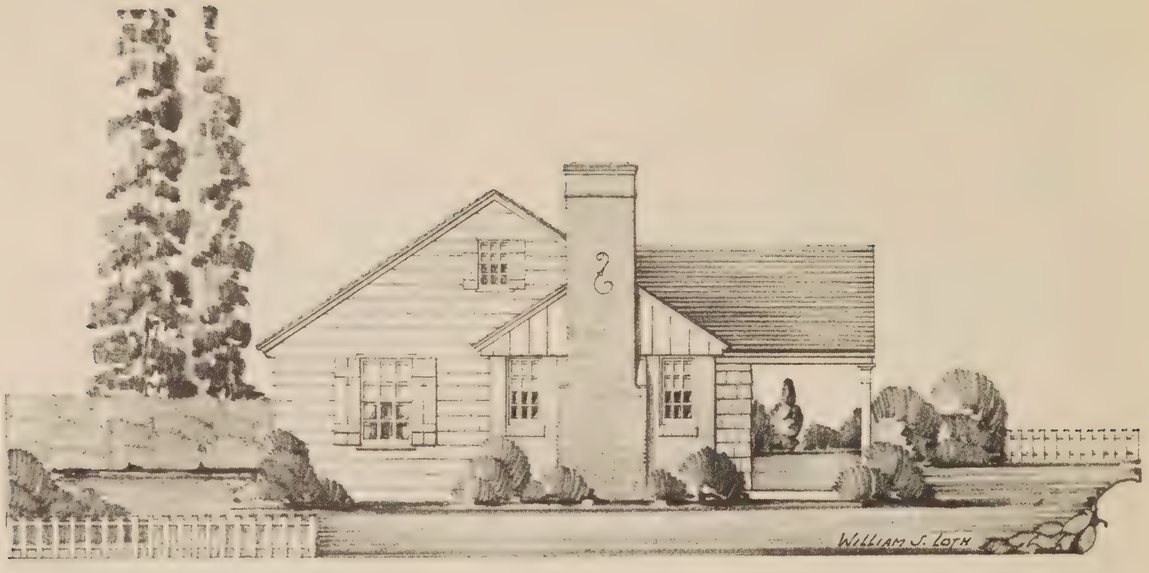
This is a well-designed small home, combining good size rooms with through circulation. The front vestibule may be reached from the kitchen through either the dining room or the living room. The exterior is handled with appropriate restraint, and the slight enrichment of the main entrance gable is in keeping with the character of the house. Vertical Siding is used to good advantage in the lower portion of the main entrance gable. Foundation size not including porch 33′ 0″ x 28′ 0″; square foot area 878.



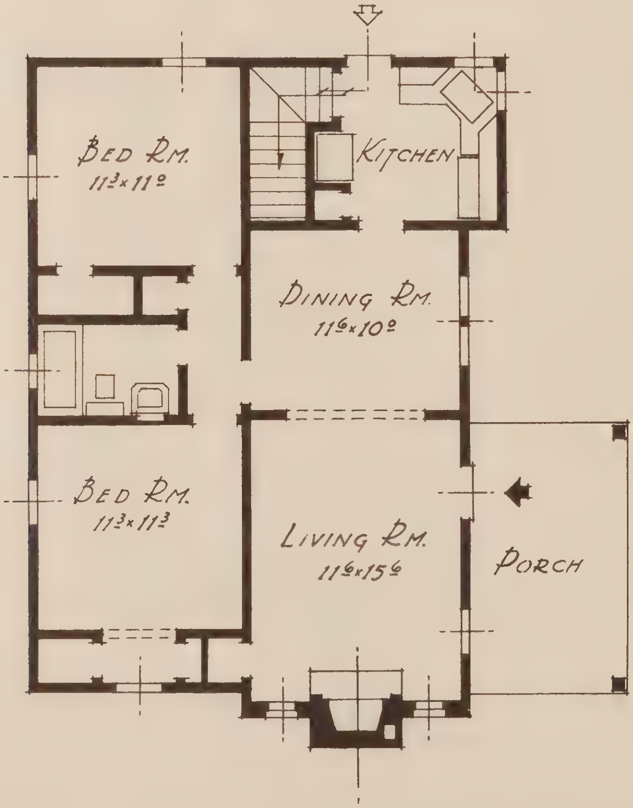
The WILLOWOOD



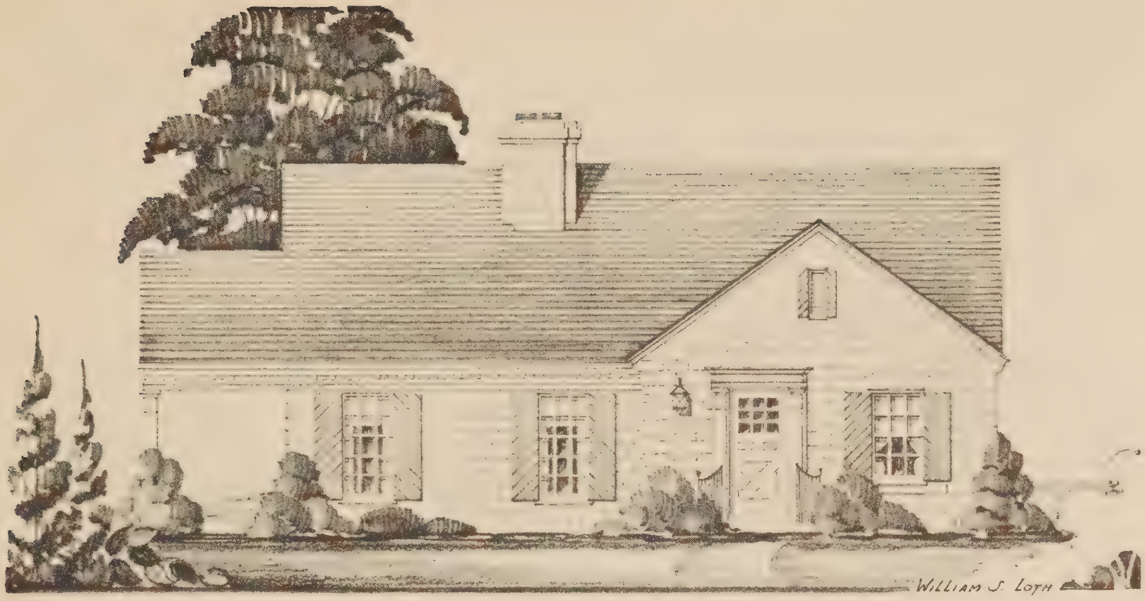
A very attractive feature of this house is the living room. It is of ample proportions and the bay window gives it the atmosphere of a sun room. The covered entry from the garage directly to the kitchen affords privacy and protection. The basement stair is ideally situated for a recreation room. Foundation size, 40′ 6″ x 37′ 6″ including garage; square foot area, not including garage, 986. For alternate elevation see Design D, page 33.



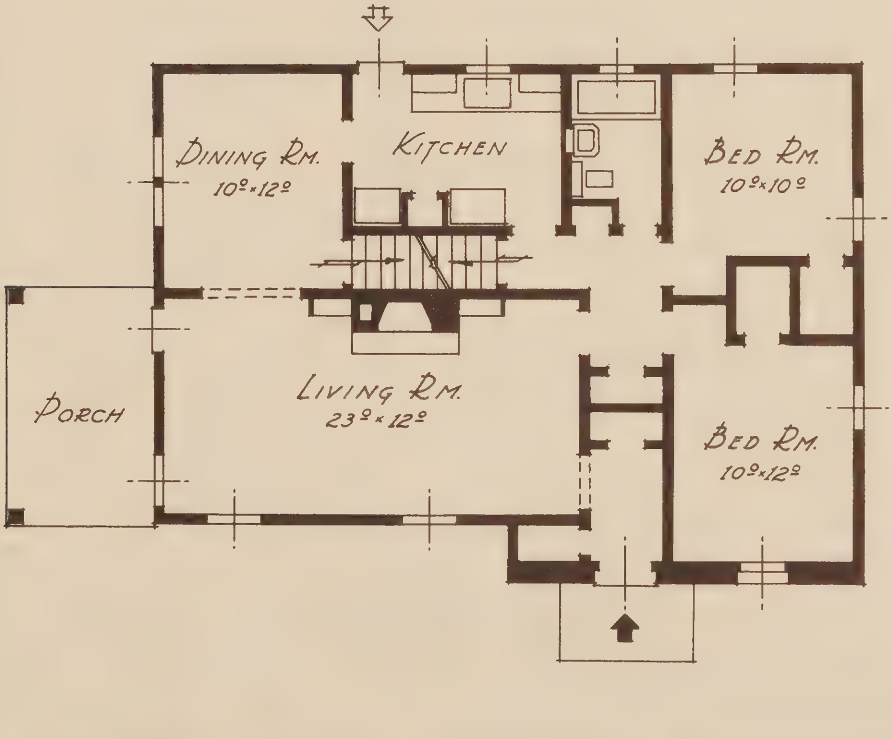
The WESTWOOD



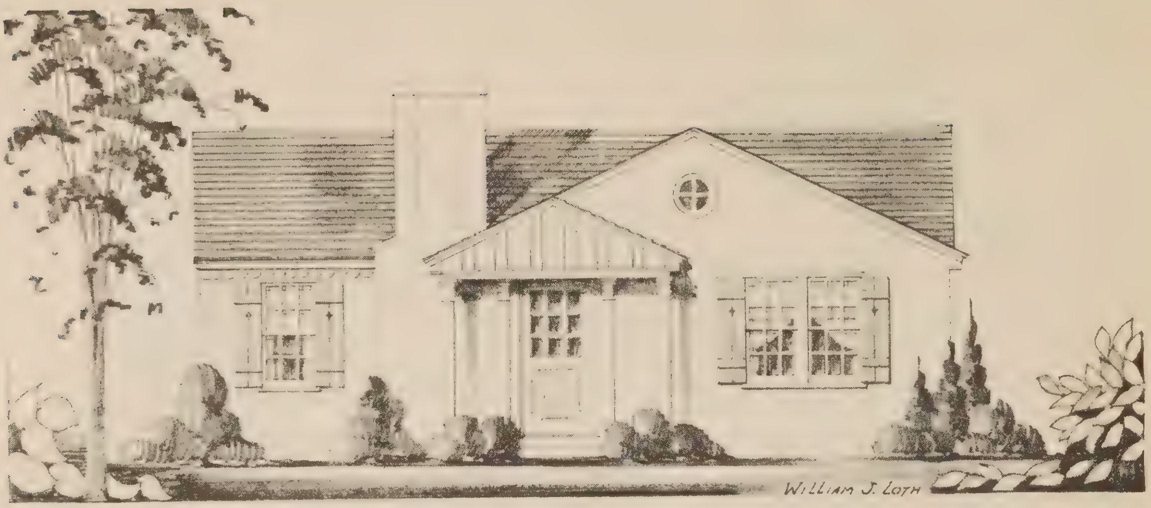
A most unusual feature of this plan is the corner sink in the kitchen. Being at an angle it affords maximum light from the two corner windows. Exterior design is simple and in good taste. An alternate exterior is offered in Design C on Page 33. Foundation size, 26′ 3″ x 36′ 4″; square foot area, 882.



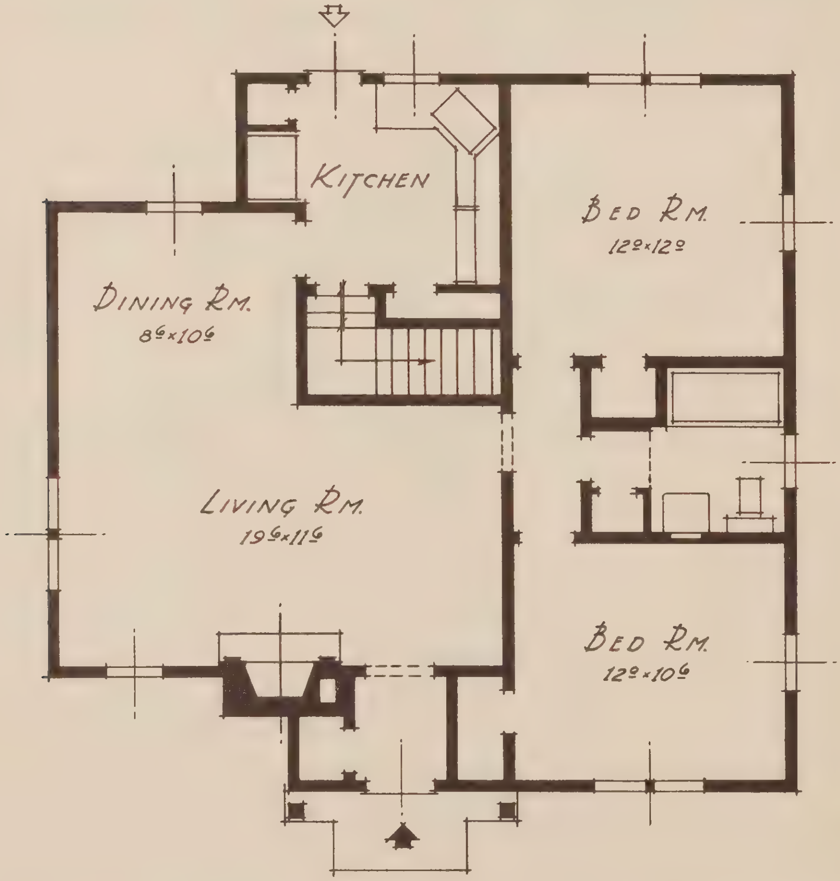
The KENWOOD



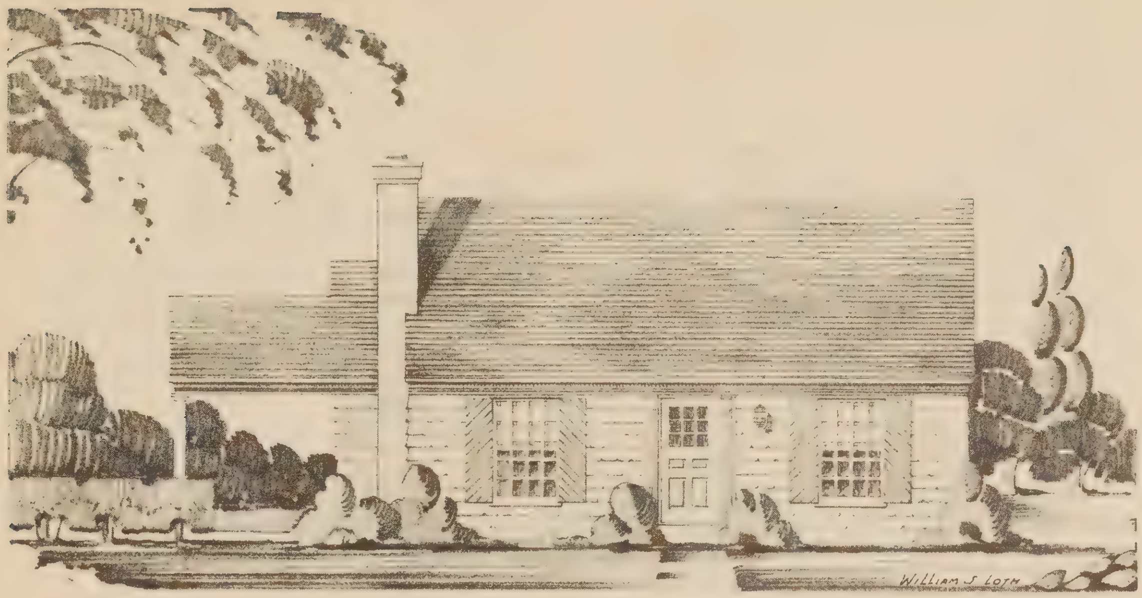
The main entrance gable in veneered stone and the white shingle sidewalls and traditional dentil cornice make this a very distinctive house. The center fireplace with bookcases on the sides add to the livability of this house. The living room is unusually large. Features of this design are the guests' closet in the entry and the generous closet space in the bedrooms. Kitchen and bathroom are conveniently placed. Foundation size 47′ 6″ x 28′ 6″, including porch; square foot area 1060.



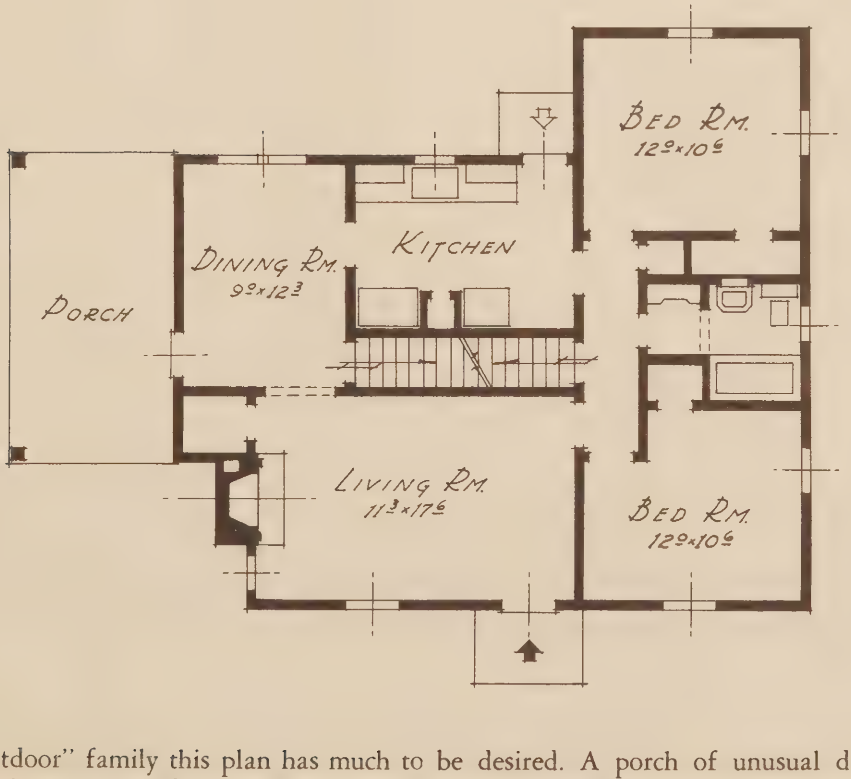
The CRESTWOOD



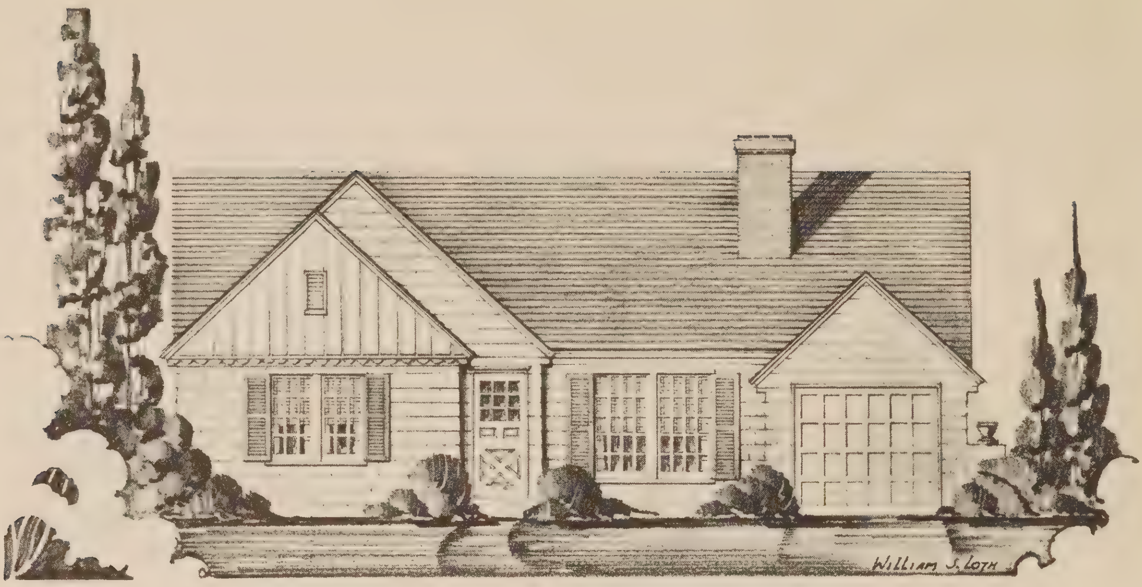
In this design, the living room and dining room have been merged to increase the spaciousness of an otherwise small interior. The bed rooms, however, are large with ample ventilation. A porch may be added on the end of the living room. The convenience of a guests' closet and vestibule in the small home is most desirable where this feature may be included without very much additional expense. Foundation size 33′ 0″ x 31′ 9″; square foot area 940.



The LINWOOD

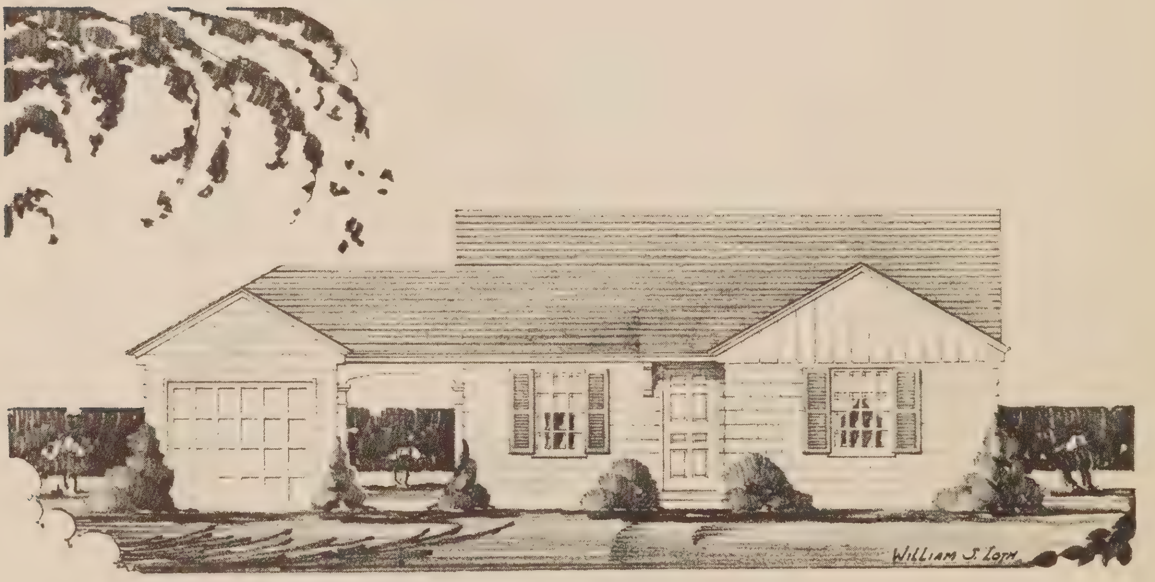


For the "outdoor" family this plan has much to be desired. A porch of unusual dimension is provided with easy access from the living room as well as from the dining room for the convenience of serving on the porch in the summer months. This is truly a second living room. A stairway to the attic is provided for the present storage space thus gained, and for the addition of a future bed room and a probable half bath. Foundation size, 35′ 0″ x 32′ 0″; square foot area



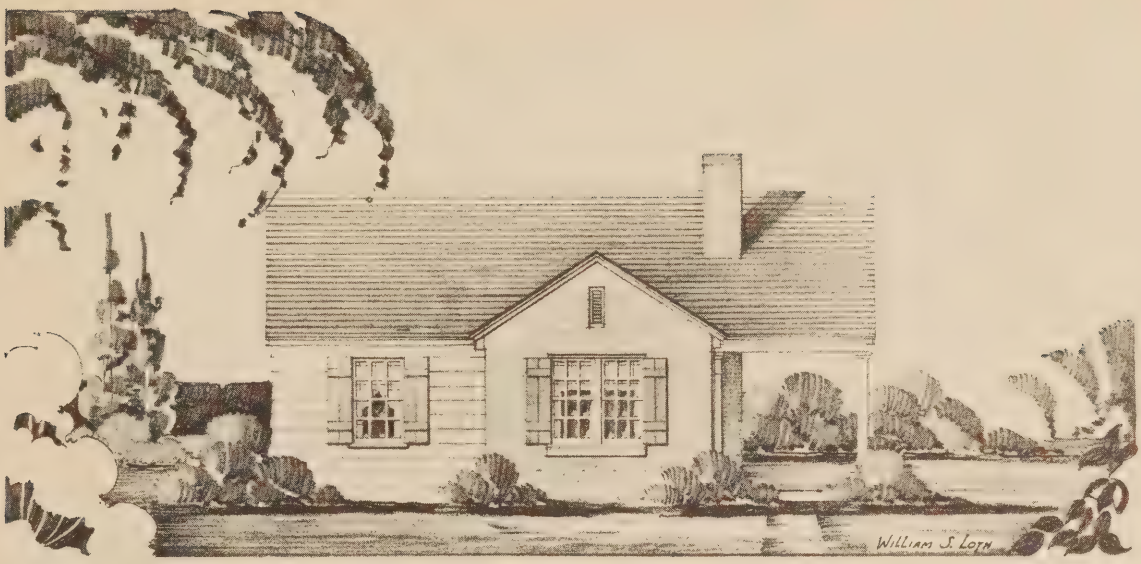
A

Alternate Elevation for *The* BEECHWOOD (Page 12)



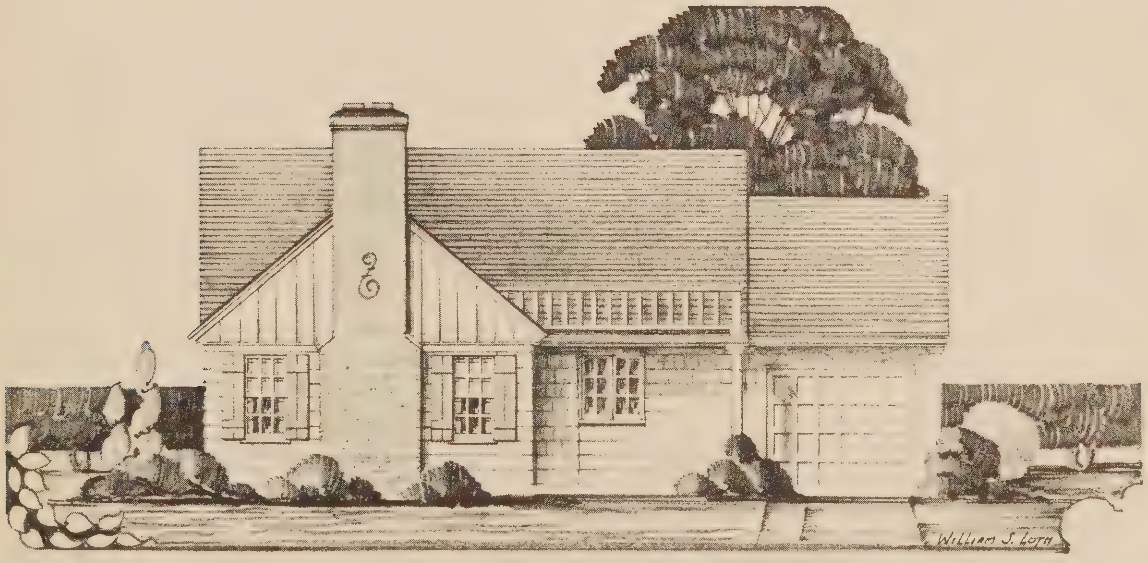
B

Alternate Elevation for *The* WOODSIDE (Page 22)



C

Alternate Elevation for *The* WESTWOOD (Page 28)



D

Alternate Elevation for *The* WILLOWOOD (Page 27)

Fourteen Principles of
Sound Construction

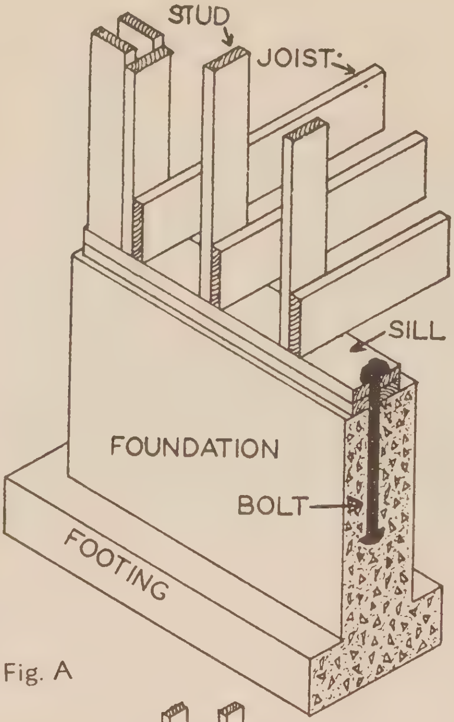


Fig. A

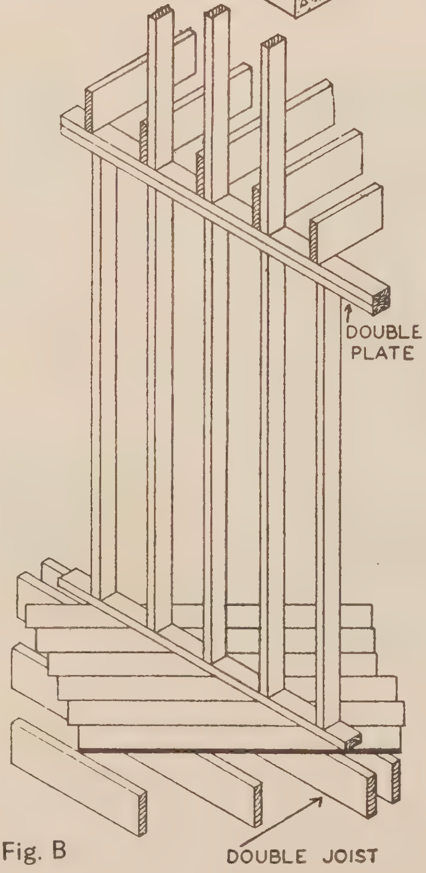


Fig. B

Permanent and safe construction are the first requisites in the building of a home. There are many "short cuts" which may "save" a few dollars of labor or material cost, but he who would have a well-built house should follow certain well-established principles of construction which by long usage have been proven in the crucible of time.

Whatever may be said in behalf of materials other than wood, the record of the well built frame house refutes every doubt as to its intrinsic worth as an investment in permanence, its staunchness in combating the elements and in its mellow, spiritual warmth as the dwelling of supreme living comfort.

The Fourteen Cardinal Points of Sound Construction as developed by the Southern Pine Association are set forth below:

1—The foundation must be of material adequate to carry the load. If of concrete, the proportion of Portland cement in the mix should be not less than 1 to 3 of sand and 5 of stone. If of brick or native stone, the mortar should be mixed with enough Portland cement to provide a binder impervious to disintegration under moisture. The foundation, whether a continuous wall or of piers, should rest on concrete footings. For walls, footing should extend not less than 6″ beyond both sides of the wall, and be at least 8″ deep. For piers, the extension should be from 4″ to 6″ beyond all four sides, and at least 8″ deep. Bottom of footing should be perfectly level, to insure an even distribution of weight of foundation wall and super-structure, and should be carried below the deepest frost line. Foundation should be carried at least 12″ above the grade line. (Fig. A.)

Wherever footing passes over trenches holding service pipes, they should be enlarged or reinforced with steel.

Bearing posts which carry the load in the center of the building should have footings 12″ deep and 24″ square. Footings shall be built up slightly larger than the post size and project 3″ above the line of the finished basement floor.

2—The weight of a building is not sufficient to hold it firmly on the foundation in winds of high intensity. Therefore it is necessary that a sill of from 2″ to 4″ thick be bolted to the foundation. The anchor bolts should be ¾″ in diameter, placed at intervals of not less than 8′ and made integral with the foundation itself by sinking them from 18″ to 2′ in concrete at the time it is poured. (Fig. A.) Erection of the superstructure itself begins at the sill thus securely anchored to the foundation.

3—Floor joists support the floors and contents of a building. They should be placed 16″ on centers, and have sufficient strength to carry the load without deflection. 1″ x 4″ cross bridging, double nailed at each end, should be placed at not less than 8″ intervals in the length of the joists. This feature provides essential rigidity and eliminates vibration. (Fig. D.)

4—First floor joists and outside wall studs should be effectively tied to the sill by carrying the diagonal sheathing down to the foundation itself, securely nailing it to the studs, joist end and sill. (Fig. C.) Plates may be used, put in between joists, and spiked to sill, joists and studs.

5—All corners should be reinforced by placing 1″ x 4″ braces notched into the studding at an angle of 45 degrees, their direction to be reversed in the extreme corners of each side wall.

6—Sheathing (preferably 1″ x 6″, dressed and matched) should be applied to all outside walls at an angle of 45 degrees. This distributes wind strain throughout the side wall, without distortion of the building. (Fig. C.).

7—Heavy water-proof felt should be applied directly to the diagonal sheathing of all outside walls, tightly fitted around all openings, and securely nailed to the sheathing throughout the entire surface area with broad-headed roofing nails. This "blanket" covering permits full advantage to be gained, of the unsurpassed insulating value in the lumber itself.

8—Sub-flooring (preferably 1″ x 6″, dressed and matched) should be laid at an angle of 45 degrees from the line of the joists and carried in between studding to the outside wall sheathing. The direction of each sub-floor should be opposite, as between upper and lower floors. Sub-flooring should never be omitted nor carelessly laid, because it provides lateral bracing to the building. Moreover, it furnishes a rigid nailing base, eliminating the possibility of squeaking in the finished floor.

9—Two or three joists should be placed under partitions which carry a load from the floor above. These should be separated by solid wood bridging, so that any service pipes or wiring may enter the partition without the necessity of cutting the joists. (Fig. B.).

10—At least one partition, meeting each outside wall at its approximate center, should be braced and securely tied to the wall, thereby adding lateral stiffness to the center of the structure.

11—All partitions which carry a load from the floor above should be capped with a double plate; wherever possible bearing partition studs should be set directly over beams or other bearing partitions below.

12—It is important to double the studs at the sides, top and bottom of all window and door openings, to supply strength removed by cutting of one or more studs (Fig. C.). In walls carrying floor loads above openings more than 3′ wide, it is necessary to provide the required strength by forming trusses over the openings. This prevents distortion of the opening with attendant cracks in plaster or causing doors and windows to stick.

13—Roof rafters should be anchored to the walls by spiking them to 2″ plates fitted between the rafters and securely spiked to the wall plates (Fig. E.). This will furnish an adequate anchorage of the roof framing to the side walls . . . often a point of weakness in improperly constructed houses.

14—Collar beam bracing of the same size as roof rafters should run from rafter to rafter at about the middle of the attic height at every second rafter. This bracing, together with diagonal braces nailed to the under side of roof rafters starting at the center of the ridge and extending to the corners will furnish the stiffness that will enable a roof to successfully weather the severe strains of unusual winds.

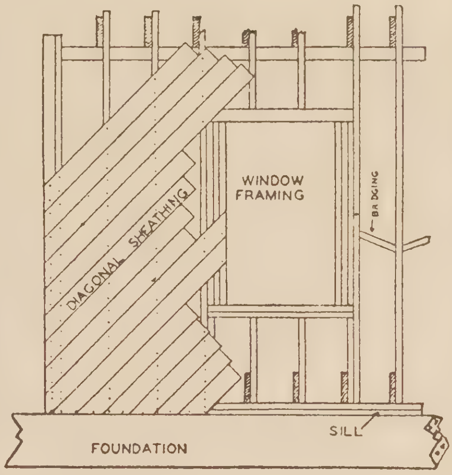


Fig. C

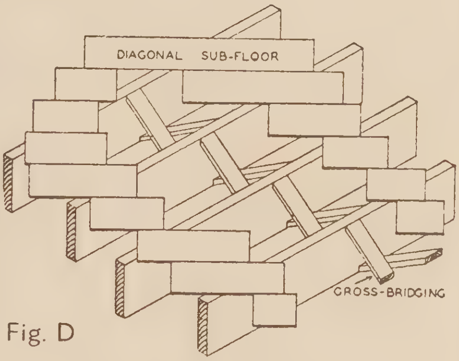


Fig. D

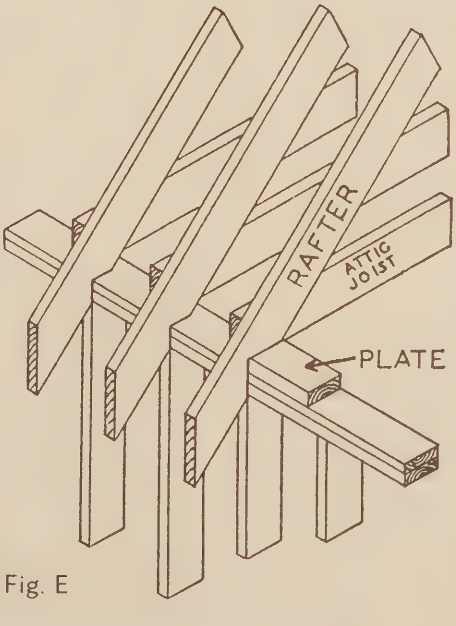


Fig. E

Good Trim *"Makes"* the House

The term "Trim" in house construction means the woodwork which is placed around door and window openings. The term "Finish" includes such items as baseboards, picture mouldings, cornice mouldings and other items of exposed woodwork. Since the function of trim and finish is principally decorative, it is important that material for these purposes be selected for quality.

Trim is like the frame of a picture—it should be in harmony with the subject and at the same time add to the general effect. When building a house, one should buy the best trim he can afford because trim is definitely a part of the decorative scheme. Quality trim enhances the appearance of the house—poor trim spoils the effect and is a constant source of regret.

Dierks Arkansas Soft Pine is particularly desirable for trim and finish. The best part of the log is used for these products. The material is remarkably soft in texture, works easily, nails without splitting and takes and holds paint and varnishes perfectly. For varnish finishes, Arkansas Pine is particularly desirable because of its pleasing and varied figure.

One of the most advanced steps in the marketing of interior trim is represented in the product known as Dierks Trimpak. This is interior trim for door or window, packed in dust- and moisture-proof cartons. All of the trim for a window is contained in two cartons, as illustrated below. The horizontal pieces are in one carton, the vertical pieces in another carton. The advantages are summarized as follows:

Trimpak gives you mill-fresh lumber which requires no expensive hand labor to put it in condition for use. The cartons protect the stock from the time it leaves the mill until it is opened up on the job just prior to use.

You pay for no waste when you buy Trimpak. The cartons contain just the right amount of material—no more and no less.

Trimpak saves the time of the carpenter by eliminating 50% of the sawing; eliminates waste of time looking for the pieces required.

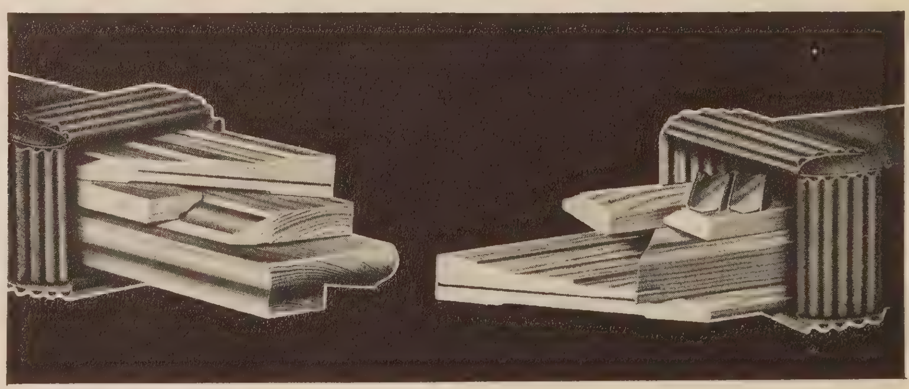
Trimpak gives you the highest grade of lumber which modern machinery, skilled men and Nature can produce. It is thoroughly and properly seasoned.

Your lumber dealer can now furnish Dierks Standardized Trimpak in the attractive patterns known as Streamline and Colonial. Both of these patterns have mitred corners, reinforced with patented metal splines. Quantity-production now makes it possible to furnish this trim in small quantities at the lowest price in the history of Trimpak.

Dierks Arkansas Pine is also available in lineal lengths, for such uses as baseboards, chair-rails, mouldings, etc. It may also be secured in square-edge boards for cabinet work and shelving.

When specifying the material for your house, make it a requirement that door and window trim be Dierks Arkansas Pine Trimpak; that finish lumber be Dierks Arkansas Pine. Look for this symbol:

ARKANSAS SOFT PINE
TRADE MARK
REGISTERED



Dierks "Colonial" Trimpak for window packed in cartons

Dierks *Vertical Siding*

A distinct style trend of the past few years and one which is destined to become more and more popular in the "new decade" is that represented by the use of vertical siding. A number of the house designs illustrated in this book show vertical siding as exterior wall covering.

This type of siding offers a pleasing variation from the standard materials, such as horizontal siding, shingles, stucco and brick. However, it is advocated for use in combination with these materials—the vertical siding to be used only on a portion of the exterior walls.

Heretofore, builders desiring the distinctive effect of vertical siding were limited to using standard square-edge boards and battens (strips nailed over the joints in the boards.) In urban residential construction, this method of using vertical siding lacks the refinement desired in homes of the better types.

To meet the need for an improved material for this use, Dierks offers a new idea—8-inch tongued-and-grooved boards to be used in conjunction with tongued-and-grooved moulded fillets. With this new type material, exterior walls present an attractive, distinctive appearance with the perpendicular lines emphasized but at the same time not too obtrusive.

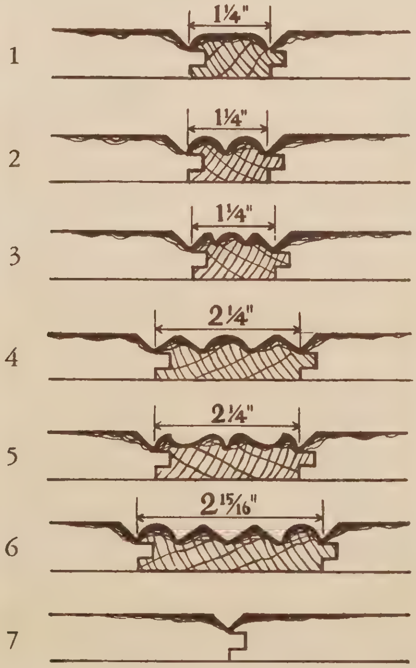
The accompanying sketch illustrates the several styles of fillet mouldings, and the halftone illustrations show the appearance of two of the patterns when combined with the standard 8-inch boards. Dierks Vertical Siding may be used without the mouldings as shown in No. 7 of the sketch.

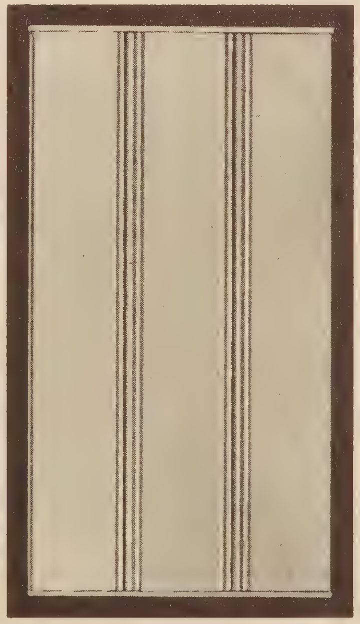
For exterior use, it is recommended that all tongues and grooves be painted with a good grade of lead-and-oil paint *before erection.* This method of handling assures tight joints and eliminates the possibility of joints allowing rain to enter. After erection, wall surfaces should be well painted with lead and oil, sealing both the surface and the joints against moisture penetration.

Dierks Vertical Siding is recommended in No. 1 grade of boards which permits small and medium size sound knots. The use of this grade is economical, and the material will serve the purpose equally as well as higher-cost lumber.

This siding may also be used as paneling for interior walls. It is frequently used as a wainscot, but may be used the full height of the room. It also can be used horizontally or in combination with vertical boards.

Fillet Pattern No. 1





Fillet Pattern No. 4

Other Dierks Products for Better Home Construction

The importance of using good lumber in the building of a house has been emphasized elsewhere in this book. For maximum structural strength, Dierks Kiln-Dried (Pre-Shrunk) framing lumber should be used. For beautiful interiors, Dierks Arkansas Pine Trimpak and Finish contributes a note of refinement and quality which will make your house a home of distinction.

There are other Dierks products which will help you to achieve your ideal of a well-built home.

END-MATCHED PINE FLOORING

Floors of Pine are beautiful. When finished natural, this flooring has a bright cheerful appearance which makes it truly distinctive. It may be secured in standard lengths, or in short lengths, end-matched. There is economy in using the end-matched flooring as it lays continuously, requiring no sawing to make the ends fall on joists. This feature also eliminates waste.

This flooring is available in 3-inch or 4-inch widths, in any grade desired. For a fine floor, grade "A" Edge Grain is recommended.

PINE PLANK FLOORING

Flooring of varying widths is much in demand to simulate the appearance of Colonial floors. Dierks offers pine plank flooring in widths 4 inch to 8 inch. This flooring is standard thickness and is applied in the same manner as the narrow flooring. However, in addition to the regular nailing, the flooring is screwed to the subfloor, the holes countersunk and a plug placed over the screwhead. These plugs simulate the appearance of the wooden dowels used in Colonial days to fasten the flooring to the subfloor or joists. Hand wrought metal nails were scarce and expensive.

LINOLEUM-BASE FLOORING

When linoleum or carpet is to be used as the permanent floor covering of a room, Dierks 9/16" End-Matched Linoleum-base Flooring should be used. This material is laid over the regular subflooring, and enables the builder to make the surface of the linoleum-covered floor come flush with the wood flooring in adjoining rooms. Like other Dierks End-Matched products, it has the merit of laying quickly and economically, and without waste.

END-MATCHED SHEATHING

The use of diagonal sheathing was mentioned on page 35 as one of the principles of sound construction. For this use, specify Dierks Locktite 6-inch center-matched, end-matched boards which, when applied diagonally, will contribute to the strength and rigidity of the house. Because this lumber is matched on the ends as well as on the sides, a tight wind-resistant covering for the frame of the house is secured. This material is economical in cost and in use. The end-matched feature makes it possible to apply the material in a continuous string—it is not necessary to saw the boards so that the ends will fall on the studs, as is commonly done when ordinary square-end boards are used. There is practically no waste of material.

OAK FLOORING

Dierks Oak Flooring is unsurpassed for texture and uniformity of coloring. Manufactured from mountain-grown timber, it is exceptionally soft in texture and of unusual density and distinctive, varied grain. It is thoroughly seasoned and accurately and smoothly milled. Available in White Oak or Red Oak, plain or quarter-sawn.

HARDWOOD INTERIOR TRIM

Interior trim in both Oak and Gum is at its best when made by Dierks. Any desired pattern of Casing, Base or Mouldings may be secured.

LOOK FOR THE TRADE-MARK

All Dierks products are identified by the name Dierks stamped on the lumber or roller-impressed on the back of the stock. Look for this name as your guide to QUALITY.

A Way to Easy Home Ownership

Few families can afford to pay cash for a new home. Some sort of financing is necessary and the "terms" on which money is loaned have a great deal to do with the security of the home investment.

If you are a home owner today, the chances are you paid down a certain amount in cash when you bought the property, and then borrowed the balance on mortgage. If you could not pay cash for 40 or 50 per cent of the property's value, you probably had to take out a second mortgage. Hence, mortgages have proven a burden rather than a way to home ownership because of the fact that second mortgages have had to be refinanced approximately every 3 years, and first mortgages every 3 to 5 years. No provisions were made so that you could conveniently pay off your indebtedness.

The easiest way for you to pay for a home is to pay for it as you pay rent. The logical way is to pay monthly, out of income, an installment on the principal and the interest, etc., and thus, over a given period of years pay off the entire mortgage and have the house free of all debt. It's very much like buying a house and then renting it to yourself.

Now you can build a house on exactly that basis. Your initial investment in the property can be as little as 10 per cent of its cost. You may borrow the balance up to 90 per cent of the appraised value, provided the loan is not in excess of $5,400 and the house is intended for owner occupancy. You may have as long as 25 years in which to amortize the loan, or you may amortize it in a shorter period. In order to secure a 90 per cent loan with 25 year amortization, the loan must be approved for insurance before construction begins.

Even more liberal terms are available for houses costing $2,500 or less—one may secure a loan with an equity as low as 5%.

THE F. H. A. PLAN

These liberal terms have been made possible by the National Housing Act which is administered by the Federal Housing Administration. The F.H.A. insures loans made by approved financial institutions, such as local banks, savings, building and loan associations, finance companies, insurance companies, etc. The Government does not lend the money, but it is loaned in accordance with F.H.A. terms and the interest charge is government limited.

The F.H.A. checks up on good design, sound construction and desirable neighborhood. The prospective owner is protected against building a home that is beyond his means. Trained government inspectors go over the plans carefully to see that they conform to basic standards of good design. When a new home is being built, several inspections are made during the course of construction to see that specifications are met. The neighborhood, too, is looked into carefully. Zoning laws and lot restrictions are investigated, and so are utilities, transportation, nearness to schools, shopping centers, churches and play grounds. Consideration is given to all of these and other factors that have an important bearing on community life and family comfort.

PROCEDURE IN SECURING LOAN

Present your financing problem to the proper official of your local bank, building and loan association or other financing institution. If he concludes from the information you furnish him that the transaction will meet all of the requirements of the F.H.A., he will assist you in making out the Mortgagor's Statement and Property Description on forms 2004 and 2004a.

After the proposed loan has been approved by the loan officer or committee, the original and duplicate of the application, signed or certified copy of the contractor's bid, duplicate sets of drawings and specifications, two photographs of the property, and the Mortgagee's check for Examination Fee is submitted to the Receiving Office of the F.H.A. having jurisdiction over the area in which the property is located.

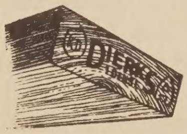
If the application is approved by the F.H.A., a Commitment for Insurance, Form 2008a, is issued to the Mortgagee. After the Commitment has been received, the Mortgagor contacted, and a preliminary search of title made, the credit and security instruments are prepared in triplicate. The mortgage may then be prepared, executed and placed of record. Title search is then continued to date and the construction contract awarded.

OUR BEST LUMBER IS DIERKS PRE-SHRUNK! IT'S WORTH MORE THAN THE SLIGHT ADDITIONAL COST!

Build for Keeps with

DIERKS Pre-Shrunk LUMBER

Look for These Marks



The name DIERKS and the letters K D (Kiln Dried) guarantee maximum value.

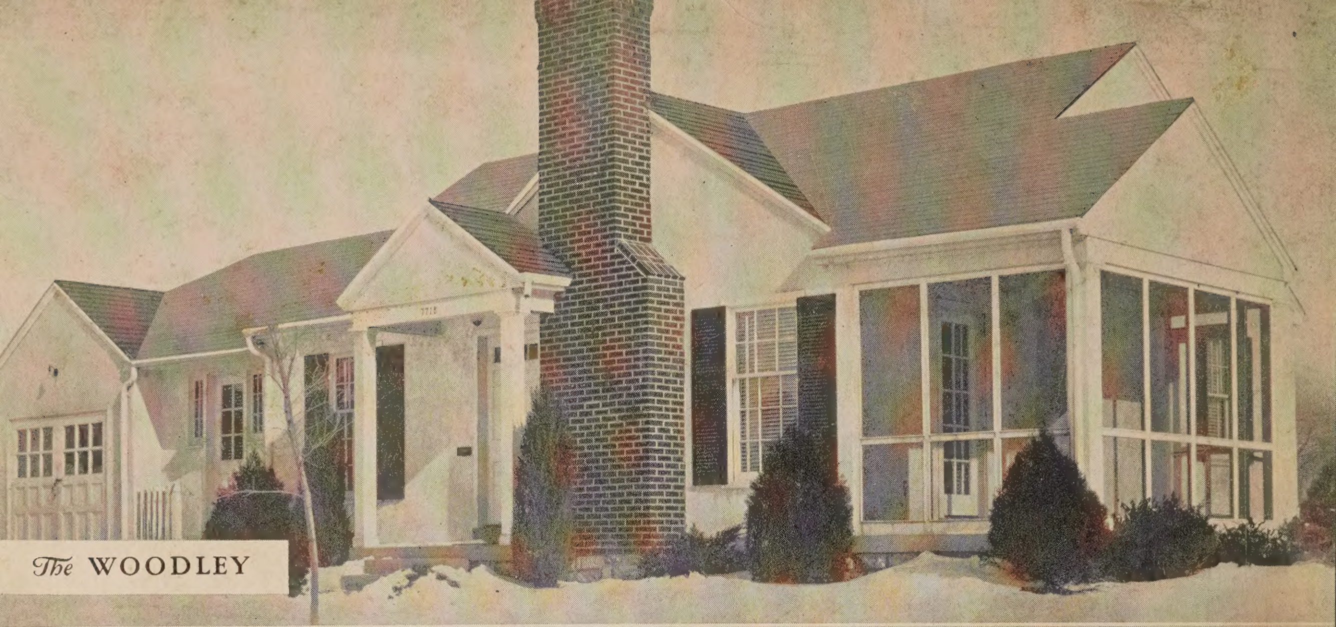
Houses built of DIERKS PRE-SHRUNK LUMBER are built for permanence. Every piece of this lumber is thoroughly seasoned —it will not shrink when in use.

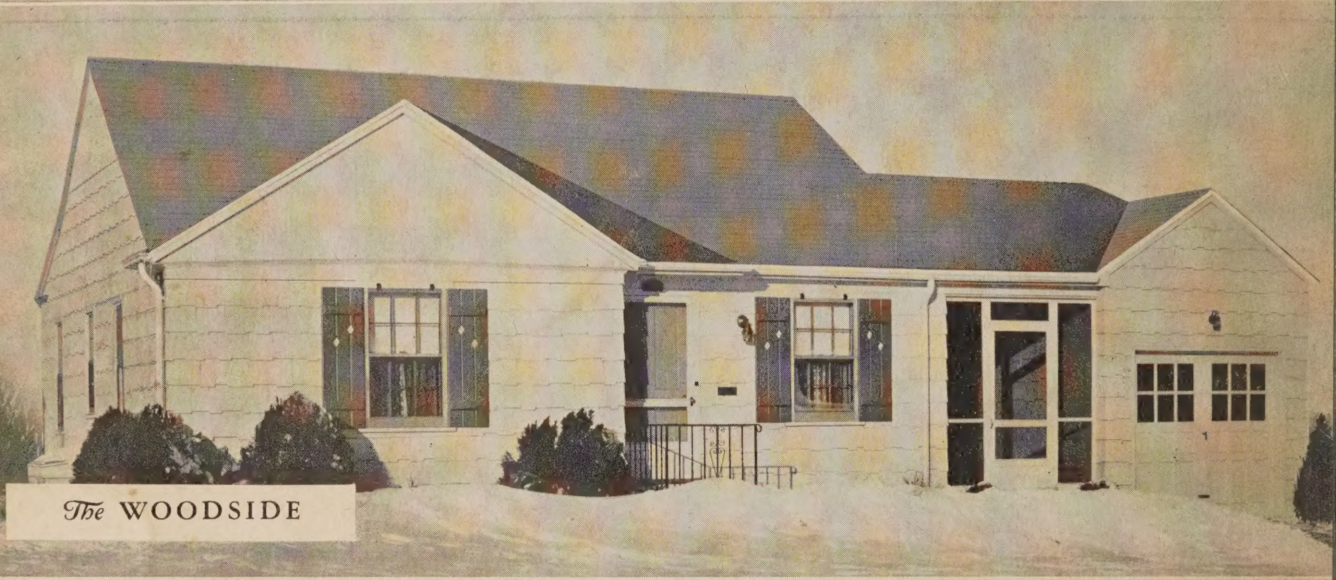
Avoid green or poorly seasoned lumber. Such lumber is responsible for many structural defects, such as cracked walls, sagging floors, leaky roofs, and similar conditions

Your Local Lumber Dealer will be glad to show you this Better Lumber— let him prove to you that it is the most economical lumber to buy.

Avery Library

AVERY LIBRARY


The WOODLEY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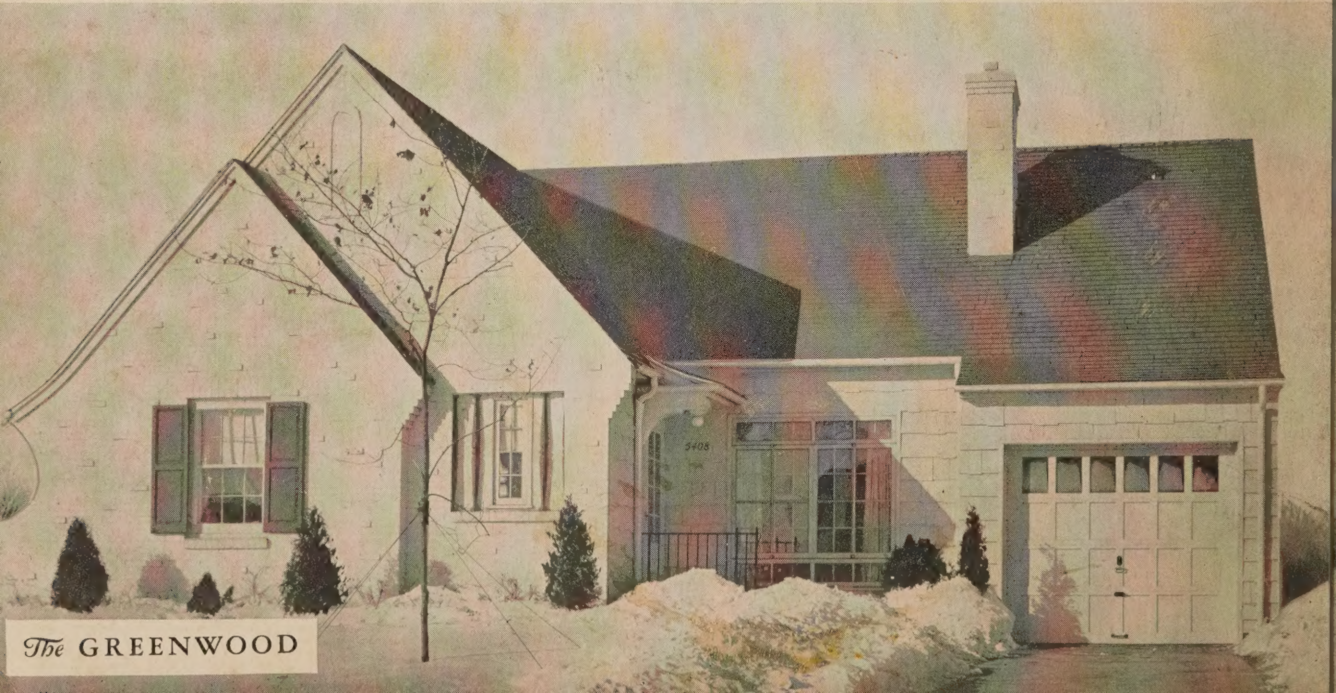
The GREENWOOD